



**HOUSING AUTHORITY  
of the County of Los Angeles**

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**Gloria Molina**  
**Mark Ridley-Thomas**  
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Commissioners

**Sean Rogan**  
Executive Director

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

August 26, 2014

1-H

August 26, 2014

Honorable Board of Commissioners  
Housing Authority of the  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

Dear Commissioners:

**APPROVE A SIGNIFICANT AMENDMENT TO THE ANNUAL PLAN FOR THE  
HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES  
(ALL DISTRICTS) (3 VOTE)**

**SUBJECT**

This letter recommends approval of a significant amendment to the Housing Authority's Annual Plan for Fiscal Year 2014-2015 (Annual Plan). The Annual Plan was approved by the Board on March 25, 2014 and the U.S. Department of Housing and Urban Development (HUD) on May 14, 2014. On May 19, 2014, HUD published Public and Indian Housing (PIH) Notice 2014-12 "Changes to Flat Rent Requirements-2014 Appropriations Act" mandating that Public Housing Authorities (PHAs) revise their flat rents and establish flat rents at no less than 80 percent of the fair market rent (FMR). The significant amendment to the recently approved Annual Plan is the new implementation of this flat rent provision.

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Find that the activities in the attached Annual Plan, as described herein, are not subject to the provisions of the California Environmental Quality Act (CEQA), because they will not have the potential for causing a significant effect on the environment.
2. Approve the attached Annual Plan with the flat rent significant amendment required by the U.S. Department of Housing and Urban Development (HUD).

3. Adopt and instruct the Chairman to sign the attached Resolution approving the Annual Plan with the significant amendment for submission to HUD, and authorize the Executive Director or his designee to take all actions required for implementation of the significant amendment to the Annual Plan.
4. Authorize the Executive Director or his designee to incorporate into the Annual Plan all public comments received and approved for inclusion by the Board; and authorize the Executive Director or his designee to submit the Annual Plan, as amended, to HUD.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

HUD's PIH Notice 2014-12 "Changes to Flat Rent Requirements-2014 Appropriations Act" mandates that PHAs revise their flat rents immediately and establish flat rents at no less than 80 percent of the FMR.

#### **FISCAL IMPACT/FINANCING**

There is no impact on the County general fund. Upon approval of the significant amendment to the Annual Plan, the Housing Authority will implement the revised flat rent schedule to households that are recertifying and to new applicants.

#### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Annual Plan, approved by the Board on March 25, 2014 and by HUD on May 14, 2014, identifies major program policies and financial resources. It updates information on housing needs, waiting lists, housing strategies, program policy changes and other program and management data. The Annual Plan must be updated each year.

Annually, the Housing Authority provides each family residing in public housing the choice of paying an income-based rent or a flat rent. Income-based rent is set at 30 percent of the family's monthly adjusted income. Flat rent is based on the market rent charged for comparable units in the private, unassisted rental market. The majority of the Housing Authority's residents elect to pay income-based rent. Currently, the Housing Authority only has 13 households paying flat rent out of 2,962 total households.

On May 19, 2014, HUD published PIH Notice 2014-12 "Changes to Flat Rent Requirements-2014 Appropriations Act" mandating that PHAs revise their flat rents and establish flat rents at no less than 80 percent of the FMR. As a result, there must be a significant amendment to the recently approved Annual Plan in order to implement these changes in the flat rent provision. The new flat rent provision limits annual flat rent increases to 35 percent of the existing flat rent amount. Per PIH Notice 2014-12,

the Housing Authority adjusted the flat rent schedule accordingly, resulting in several flat rents being increased or decreased. The Annual Plan includes the new flat rent schedule.

Section 24 of the Code of Federal Regulations, Part 903.17, requires a public hearing to approve the Annual Plan or any significant amendment to the Annual Plan. Copies of the Annual Plan with the significant amendment were made available for review and comment during a public comment period from June 6, 2014 to July 20, 2014 at 11 housing developments, the South Whittier Community Resource Center, the Housing Authority administrative offices, and the Housing Authority website. Notices of the availability of the documents and the public hearing were also published in newspapers of general circulation during the public comment period and sent directly to all public housing residents.

To expedite the significant amendment process, HUD provided language to include in the Annual Plan that PHAs may utilize for the purpose of conducting public hearings and submitting the significant amendment to HUD to update HUD's records of flat rent policies. The Housing Authority utilized this language and consequently, the Housing Authority may enact the new flat rents within 90 days of submission, without the need to receive written approval from HUD. HUD expects PHAs to begin applying the new flat rent schedules to households that are recertifying and to new applicants by October 31, 2014.

The Summary of Public Outreach regarding the Annual Plan, and the Annual Plan, are provided as Attachments A and B, respectively. The Resolution approving the Annual Plan, as amended, for submission to HUD, has been approved as to form by County Counsel and is provided as Attachment C. The Housing Authority provided the Board with all comments received during the public comment period. At the conclusion of the public hearing, public comments submitted to the Board will be incorporated into the Annual Plan and submitted to HUD. On July 23, 2014, the Housing Commission recommended approval of the Annual Plan significant amendment.

### **ENVIRONMENTAL DOCUMENTATION**

These activities are exempt from the provisions of the National Environmental Policy Act (NEPA) pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34 (a)(1), because they involve planning activities that will not have a physical impact on or result in any physical changes to the environment. The activities are also not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378, because they are not defined as a project under CEQA and do not have the potential for causing a significant effect on the environment.

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Prior to implementation of any particular project, an Environmental Service Request will be submitted to the Community Development Commission's Environmental Services Unit for review. Each project will receive an environmental clearance in accordance with CEQA Guidelines and NEPA regulations before proceeding with the project.

**IMPACT ON CURRENT PROGRAMS**

Submission of the Annual Plan with the new flat rent significant amendment is required by HUD for the continuation of the Public Housing and Housing Choice Voucher Programs.

Respectfully submitted,

  
b7 SEAN ROGAN  
Executive Director

Enclosures

## Attachment A

### Summary of Public Outreach

Section 511 of the QHWRA instructs every public housing authority to convene meeting(s) with the Resident Advisory Board (RAB) to assist and make recommendations on the Annual Plan significant amendment. All Public Housing Resident Councils were invited to a July 8, 2014 meeting to discuss the Annual Plan significant amendment and other Housing Authority matters.

#### Summary of the July 8, 2014 meeting

- On June 3, 2014, the Housing Authority sent a letter inviting all Resident Councils to attend the scheduled Resident Council Forum.
- On July 8, 2014 a Resident Council Forum was conducted and the Annual Plan flat rent significant amendment provision was presented and discussed.
- The meeting was held at the Nueva Maravilla housing development community room (4919 Cesar E. Chavez Avenue, Los Angeles CA 90022) from 9:00 a.m. to 11:30 a.m. Staff provided an overview of the significant amendment change, the new flat rent schedule and review of the Annual Plan approval process by HUD. Additionally, there were presentations on the following; South Scattered Sites Disposition; "Income Qualified Programs & Energy Conservation" by Southern California Edison; "Water Conservation" by the Water Replenishment District of Southern California and "Care Program & Energy Conservation" by the Southern California Gas Company.
- Twenty-five Resident Council members were present at the meeting.

#### Other Outreach Activities

- A summary of RAB and public comments with Housing Authority responses are included in Attachment F of the Annual Plan.
- On May 2014, a public notice was mailed to all Public Housing residents notifying them of the Public Review and Comment Period.
- In June 2014, a public notice announcing the public comment period was published in the Los Angeles Times, La Opinion, International Daily News, Whittier Daily News and the Long Beach Press Telegram. The names of bilingual (Spanish and Russian) Housing Authority staff contacts were provided in the public notice.
- During the public comment period, the Annual Plan was made available at 11 housing developments, the South Whittier Community Resource Center, the Housing Authority Administrative Offices and the Housing Authority website.
- Summaries of the Annual Plan were available during the public comment period in Russian and Spanish at the above locations.

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>																																																			
<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>Housing Authority of the County of Los Angeles</u> PHA Code: <u>CA002</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/01/2014</u>																																																				
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>2962</u> Number of HCV units: <u>23,129</u>																																																				
<b>3.0</b>	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																																																				
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																																																				
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<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.																																																				
<b>5.1</b>	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:  The mission of HACoLA is the same as that of the U.S. Department of Housing and Urban Development (HUD): to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.																																																				
<b>5.2</b>	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <b>Not Applicable</b>																																																				
<b>6.0</b>	<b>PHA Plan Update</b>  (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:  PHA Plan Element # 1:  <b>Section 8</b> The preferences for admission to the tenant-based program are as follows, with families of veterans or current members of the armed forces receiving priority in each category:  1. Families admitted through targeted or special programs; 2. Families who previously assisted by the Housing Authority whose assistance was terminated due to insufficient funding; 3. Families who live or work in the jurisdiction who are approved by the Executive Director for admission as victims of a declared disaster, displaced due to a government action or a law enforcement referral; 4. All other families who live or work in the jurisdiction. 5. Homeless families referred by one of the Housing Authority's pre-selected partner/community based organizations.  PHA Plan Element # 2: A new Financial Resources Table for Fiscal Year 2014-2015.																																																				
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<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>	\$9,826,789	
<b>4. Other income (list below)</b>		
Tenant Charges	\$72,536	
Interest Income	\$39,098	
<b>5. Non-federal sources (list below)</b>	\$0	
<b>Total resources</b>	\$235,224,903	

PHA Plan Element #3:

### **Section 8**

The Housing Authority currently maintains payment standards set at 90% of the Fair Market Rents (FMR). The Housing Authority has chosen to set the payment standards at this level because the Housing Authority's funding is no longer adequate to maintain all contracts currently leased for the next year. The Housing Authority has chosen to reduce its payment standards in order to avoid terminating assistance. Also, due to the increasingly dire need of affordable housing in Los Angeles County, the Housing Authority determined it is better to serve as many families as possible, even if it is at a lower rate of subsidy.

The Housing Authority analyzes the reason voucher holders are unable to locate units within the initial 60 day period of the voucher to determine if higher payment standards or other actions are needed to ensure a greater success rate. The payment standards are then reevaluated annually based on this data and Los Angeles County rental data to determine adequacy. However, due to funding shortfalls and the utilization of 100% of voucher allocation, the Housing Authority will be unable to maintain payment standards at or above the Fair Market Rents.

The Housing Authority has a minimum rent of \$50. This minimum rent is waived if the family documents that they have no source of income. In such cases, the family is reevaluated up to once a quarter.

PHA Plan Element #6: HACoLA obtained HUD approval for Senior Designation for twelve public housing developments that provide housing to Elderly Families Only on August 27, 2013.

PHA Plan Element #7: HACoLA now has 707 mandatory FSS slots and 621 FSS participants in the Section 8 Program. HACoLA currently administers a Public Housing Family Self-Sufficiency (PH-FSS) program exclusively for Conventional Public Housing. The HA was awarded 3 PH-FSS grants in 2010, 2011 and 2012 to fund one staff person for 3 consecutive years. The 2010 and 2011 PH-FSS grants have a total of 50 mandatory slots and since its program inception in June 2011, there are 110 enrolled participants. The PH-FSS program is currently on the 2<sup>nd</sup> year of service. The final 2012 grant will have 25 mandatory slots and end in 2014. Additionally, the 2009 three year \$720,000 Resident Opportunity and Self-Sufficiency Service Coordinator (ROSS-SC) grant has officially closed. In 2011 the HA re-applied for this grant and was awarded a \$720,000 Resident Opportunity Self-Sufficiency-Service Coordinators (ROSS-SC) Program for another three year term commencing July of 2012 through June of 2015. . All ROSS Elderly Grants have been closed and expended since 2011.

PHA Plan Element #8: A fulltime LASD Sergeant, 4 Deputies, and a part-time Operations Assistant implement the community policing program at all HACoLA sites, along with two fulltime LBPd officers. The Community Policing Teams reported 88 arrests, completed over 763 housing violation forms, and conducted 521 field interviews. The result was a 72% reduction in crime at the sites and an increase in the quality of life for public housing residents, since program inception. The Community Policing Teams work in partnership with HACoLA's legal consultant who processed over 228 legal cases in Fiscal Year 2012-2013.

The Juvenile Justice Crime Prevention Act (JJCPA) program continues to provide prevention and intervention services for 225 at-risk youth and their families at 4 housing sites. Funding was continued in Fiscal Year 2012-2013 in the amount of \$480,793. All JJCPA housing developments conducted summer programs and back-to-school events for the 2012 school year. Youth from Carmelitos, Nueva Maravilla, Harbor Hills, and South Scattered Sites participated in camping, other outdoor adventures, and a summer reading program. All the JJCPA participants at all the sites have taken educational trips to local museums and colleges as well as enjoyed incentive activities such as attending sporting events. Gang intervention, parenting, substance abuse prevention, and gender-specific programs are also provided by JJCPA non-profit partners.

Over 250 residents received direct clinical and/or case management services from the Family Resource Center clinician and three case managers. Frequent problems at the sites include domestic violence, child abuse, mental illness, aging-related issues, and general crisis intervention. Special support is provided for the homeless and emancipated youth housed at the sites and the clinician is on-call to conduct emergency mental health assessments. In addition, the Assisted Living Waiver Program has been implemented at 3 senior/disabled sites supporting up to 50 residents who would have to live in a nursing home if they were not receiving services from this program.

PHA Plan Element # 11: The Community Development Commission of the County of Los Angeles "Comprehensive Annual Financial Report" Fiscal Year ended June 30, 2013.

PHA Plan Element #12: HACoLA is still pursuing the disposition or voluntary conversion of 38 public housing sites located in the South Los Angeles County area. The 409 units would continue to serve extremely low and low income people. The majority of the 38 South Los Angeles County sites are very small and scattered. Additionally, the distance between sites poses a distinct challenge to manage and operate efficiently. Moreover, most of the South Los Angeles County sites are located in high crime neighborhoods and contracting for supplemental law enforcement/community policing for these scattered sites is cost prohibitive.

As a result, HACoLA will consider selling these properties and using disposition proceeds to replace these scattered sites with a more manageable multi-family model. Disposition would allow HACoLA to acquire or develop other properties

that could be more efficiently and effectively operated as low-income housing.

HACoLA is also submitting an application for the disposition or voluntary conversion of all 1290 public housing senior units. The U.S. Census Bureau projects that the elderly in California will have an overall increase of 112 percent from 1990 to 2020. Los Angeles County mirrors this trend. Through voluntary conversion, HACoLA will address the specific and growing housing needs of the elderly. Additional revenue from voluntary conversion will enable the HA to provide senior support services, such as, the Assisted Living Waiver Project (ALWP) currently at South Bay Gardens and Orchard Arms senior housing developments.

HACoLA will also consider utilizing sale of low-income housing tax credits as a funding mechanism to complete construction and/or rehabilitation of housing sites. This would require disposition to a limited partnership that could use the tax credits. HACoLA or a related corporation could be a general partner in the limited partnership. As an additional option, units may be converted into project-based and/or tenant-based Section 8 vouchers and as part of such initiatives title may be transferred to a HACoLA non-profit organization for ownership and/or management of these properties. Transferring title to a HACoLA non-profit would allow HACoLA to access funding sources not currently available under the public housing program and would increase the opportunity to manage the properties with a "private industry"/asset management model.

Finally, HACoLA is pursuing the disposition of the property located at 4800 East Cesar E. Chavez located in unincorporated East Los Angeles County. In order for the buildings to continue serving the community of the Maravilla Revitalization Area and the residents of the Nueva Maravilla public housing development, it is in the best interest of the HA to enter into a two-year lease and purchase agreement with KIPP LA Schools to operate a kindergarten through eighth grade (K-8) charter school. Approximately 24% of the population (16,348) is under the age of 14 in this target area.

KIPP LA Schools is a non-profit organization that operates high-performing elementary and middle charter schools in South and East Los Angeles. KIPP LA Schools prepares students in underserved communities for educational and overall life success.

HACoLA will utilize the approximate \$4,700,000 in net proceeds received from a two-year lease and purchase agreement, for property improvements at Nueva Maravilla and other public housing developments. The disposition will benefit low-income youth in the Maravilla Revitalization Area and the Nueva Maravilla public housing development. As delineated in the Annual Plan disposition schedule table, the HA submitted for approval an Inventory Removal Application and an executed Board resolution to HUD on June 11, 2013. This administrative building is not needed for the continued operation of public housing.

The disposition of some or all of these properties is in the best interest of the residents and HACoLA and is consistent with the HACoLA's goals, HACoLA's Annual Plan and with the 1937 Housing Act. Given evolving HUD policies, HACoLA will also consider alternatives to disposition such as voluntary conversion and the Rental Assistance Demonstration (RAD) program. In all cases, current residents' subsidies would be protected through use of voucher, public housing or other assisted housing subsidies.

HACoLA expects to submit disposition or other appropriate applications to pursue the changes discussed above in Fiscal Year 2014-2015.

#### **Rental Assistance Demonstration (RAD)**

HACoLA is also submitting a Rental Assistance Demonstration (RAD) Program application for 1,843 Public Housing units owned and operated by the Housing Authority. The program will be implemented at the Carmelitos family and senior housing development located in the City of Long Beach; the Harbor Hills family housing development located in the City of Lomita; the Nueva Maravilla family and Rosas senior housing development located in unincorporated East Los Angeles; and 25 South Scattered Sites family and senior housing developments located throughout the Second Supervisorial District.

The RAD Program is authorized by the Consolidated and Further Continuing Appropriations Act of 2012 (Public Law 112-55, approved November 18, 2011).

RAD is a HUD initiative to preserve public and other HUD-assisted housing, by providing owners and Public Housing Authorities (PHAs) with access to additional funding to make needed physical improvements to properties. HUD is strongly encouraging participation in the RAD program, so that PHAs can access new funding sources for renovations and operate their properties with increased financial stability.

RAD allows PHAs to convert housing developments from traditional public housing operating subsidies to long-term, Project-Based Section 8 rental assistance subsidies. This is likely to be beneficial to PHAs because historically public housing operating subsidies and funding for capital projects have been unpredictable and fluctuate annually under federal appropriations. Project-Based funding promises to provide a more stable and predictable annual subsidy, allowing the Housing Authority to apply more easily for Low-Income Housing Tax Credits and other sources of financing to fund capital improvements.

In recent years, the Housing Authority has faced increasingly severe budget cuts, and must address over \$80 million in deferred maintenance and construction needs for the next 20 years. Furthermore, diminishing resources impair our ability to address the safety and habitability of units for our low-income elderly and disabled families.

HUD is authorized to provide 2012 funding levels for PHAs that submit RAD Program applications by the end of 2013. RAD will allow the Housing Authority to lock in the 2012 Public Housing operating and capital subsidy funding levels



which are higher than the anticipated future funding levels. Conversion to RAD will place our housing stock in a better long-term financial footing than remaining in the Public Housing program.

PHA Plan Element #13:

**HACoLA is providing clarifications in its policies due to the Violence Against Women Authorization Act of 2013 (VAWA):**

- The protections under VAWA have been extended to victims of sexual assault.
- HACoLA is expanding protection for families that prohibit the termination of assistance if an immediate family member is the victim of domestic violence by replacing the term “immediate family member” with “affiliated individual”. An affiliated individual is defined as “a spouse, parent, brother, sister, or child of that individual, or an individual to whom that individual stands in place of a parent, or any individual, tenant, or lawful occupant living in the household of that individual.”
- HACoLA is expanding protection under the bifurcation of lease by changing the definition of “violent acts” from “criminal acts of physical violence against family members or others” to “criminal activity directly related to domestic violence, dating violence, sexual assault, or stalking against an affiliated individual or other individual.
- HACoLA is expanding policy regarding the types of forms that victims may provide. Acceptable forms may include a record of an administrative agency or documentation from a mental health professional. Additionally, the victim is only required to provide the name of the perpetrator on HUD form 50066 if the victim knows the name of the perpetrator and it is safe to provide it.
- HACoLA is expanding the VAWA notification requirements to include applicants that are denied assistance, when a person is admitted, and when a tenant is notified of eviction/termination.

**Executive Summary**

**SIGNIFICANT AMENDMENT**

This Annual Plan for Fiscal Year 2014-2015 was approved by the U.S. Department of Housing and Urban Development (HUD) on May 14, 2014. In accordance with HUD’s Public and Indian Housing (PIH) Notice 2014-12 “Changes to Flat Rent Requirements-2014 Appropriations Act” and Public Law 113-76, the Fiscal Year 2014 Appropriations Act, the HACoLA has prepared a significant amendment (see Section 10 for HUD approved Significant Amendment language) to the recently approved Fiscal Year 2014-2015 Annual Plan for public review and comment (Attachment F: 2014 Schedule of Flat Rents for Public Housing). Copies of the proposed significant amendment are available during a forty-five day public review and comment period, from June 6, 2014 to July 20, 2014. This Significant Amendment is the **only change** to this approved May 14, 2014 Annual Plan for FY 2014-2015.

HACoLA administers the Housing Choice Voucher and Conventional Public Housing programs for residents in Los Angeles County. The contents of the Annual Plan reflect the current state of operations and management of the affordable housing programs.

**HACoLA is proposing the following major changes for the Section 8 Program:**

**1. Incoming Portability Procedures**

Currently there is no policy regarding the minimum amount of time that an incoming family must have before its voucher expires.

Now, HACoLA will require that families who come from other Housing Authorities via portability must have a minimum of 45 days before their voucher expires. If a family wishing to move into HACoLA’s jurisdiction should arrive with less than 45 days before their voucher expires, the family will be referred back to its original Housing Authority to request an extension.

**2. Passbook Savings Rate**

Currently, HACoLA uses the passbook savings rate as determined by HUD to determine the income from assets for families whose total family assets exceed \$5,000. The current passbook rate is set at 2%.

Now, HACoLA is required to establish its own passbook savings rate based on the Federal Deposit Insurance Corporation (FDIC) national savings rate and monitor it annually to ensure compliance. The passbook savings rate for Fiscal Year 2014-15 will be set at .81%

**3. Rent Adjustments**

Currently, there is no policy regarding the reduction of the rent for a unit under a Housing Assistance Payment (HAP) contract.

HACoLA will now allow for the reduction of contract rents under the following circumstances.

- The current contract rent to owner exceeds the reasonable rent as most recently re-determined.
- The owner submits a written request to reduce the contract rent.

**HACoLA is proposing the following major policy changes for the Conventional Public Housing Program:**

**1. Occupancy Standards**

Currently HACoLA has the following occupancy standards:

Bedroom Size	Persons in Household: Minimum #	Persons in Household: Maximum #
0 Bedroom	1	1
1 Bedroom	1	2
2 Bedrooms	2	4
3 Bedrooms	3	6
4 Bedrooms	4	8
5 Bedrooms	5	10

In order to provide HACoLA with the flexibility to house more people, the maximum occupancy standards for each bedroom size will increase by one. For example, the maximum occupancy for a three-bedroom unit will increase from six to seven persons.

- **Passbook Savings Rate**

Currently, HACoLA uses the passbook savings rate as determined by HUD to determine the income from assets for families whose total family assets exceed \$5,000. The current passbook rate is set at 2%.

Now, HACoLA is required to establish its own passbook savings rate based on the Federal Deposit Insurance Corporation (FDIC) national savings rate and monitor it annually to ensure compliance. The passbook savings rate for Fiscal Year 2014-15 will be set at .81%.

**HACoLA is also proposing clarifications to various policy areas under both the Section 8 and Public Housing programs in order to comply with regulations, guidance, and HUD notices released since last fiscal year. These program areas include:**

1. **Violence Against Women Authorization Act of 2013 (VAWA)**

- The protections under VAWA have been extended to victims of sexual assault.
- HACoLA is expanding protection for families that prohibit the termination of assistance if an immediate family member is the victim of domestic violence by replacing the term “immediate family member” with “affiliated individual”. An affiliated individual is defined as “a spouse, parent, brother, sister, or child of that individual, or an individual to whom that individual stands in place of a parent, or any individual, tenant, or lawful occupant living in the household of that individual.”
- HACoLA is expanding protection under the bifurcation of lease by changing the definition of “violent acts” from “criminal acts of physical violence against family members or others” to “criminal activity directly related to domestic violence, dating violence, sexual assault, or stalking against an affiliated individual or other individual.
- HACoLA is expanding policy regarding the types of forms that victims may provide. Acceptable forms may include a record of an administrative agency or documentation from a mental health professional. Additionally, the victim is only required to provide the name of the perpetrator on HUD form 50066 if the victim knows the name of the perpetrator and it is safe to provide it.
- HACoLA is expanding the VAWA notification requirements to include applicants that are denied assistance, when a person is admitted, and when a tenant is notified of eviction/termination.

2. **Housing Choice Voucher Program**

- HACoLA will institute a limited waiting list preference for homeless individuals who are referred to HACoLA by the various community based organizations that HACoLA partners with. This will allow HACoLA to continue serving the homeless population while preserving its partnerships with these organizations.
- HACoLA will now determine eligibility for homeless applicants using the same criteria as the Section 8 program. HACoLA will review the past three years for all criminal background checks and applicants on parole or probation will not be admitted to the program.

3. **Project-Based Voucher Program**

- Families whose portion of rent is equal to the full contract rent are considered to be self-sufficient and by regulation are no longer eligible to participate in the PBV program. The termination of assistance will be effective at the end of first month that the family pays the full contract rent.
- Families who have resided in a unit for more than 12 months will be eligible to request a Tenant-Based Section 8 voucher.

4. **Shelter Plus Care Program**

The Shelter Plus Care (S+C) program is being renamed the Continuum of Care (CoC) program.

5. **Family Unification Program**

	<p>Families who are referred to HACoLA for participation in the Family Unification Program will be maintained on HACoLA's waiting list.</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>Copies of the proposed document are available for review at the Housing Authority of the County of Los Angeles, 700 W. Main Street, Alhambra CA 91801 and the HACoLA website at <a href="http://www.hacola.org">www.hacola.org</a>. Additionally, copies of the Annual Plan are available at the following housing developments, office and community resource center:</p> <p><b><u>1<sup>st</sup> District</u></b>  Nueva Maravilla Housing Development, 4919 Cesar E. Chavez Avenue, Los Angeles  Francisquito Villa Housing Development, 14622 Francisquito Avenue, La Puente</p> <p><b><u>2<sup>nd</sup> District</u></b>  Century Wilton Housing Development, 10025 Wilton Place, Los Angeles  Normandie Avenue Housing Development, 11431 S. Normandie Avenue, Los Angeles  Southbay Gardens Housing Development, 230 East 130<sup>th</sup> Street, Los Angeles</p> <p><b><u>3<sup>rd</sup> District</u></b>  Marina Manor Housing Development, 3405 Via Dolce, Marina del Rey  Monica Manor Housing Development, 1901 11<sup>th</sup> Street, Santa Monica</p> <p><b><u>4<sup>th</sup> District</u></b>  Carmelitos Housing Development, 1000 Via Wanda, Long Beach  Harbor Hills Housing Development, 26607 South Western Avenue, Lomita  South Whittier Community Resource Center, 10750 Laurel Avenue, Whittier</p> <p><b><u>5<sup>th</sup> District</u></b>  Foothill Villa, 2423 Foothill Boulevard, La Crescenta  Orchard Arms, 23410 Wiley Canyon Road, Valencia  Section 8 Palmdale Office, 2323 E. Palmdale Blvd., Suite B, Palmdale</p>
7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p> <p>(a) Hope VI or Mixed Finance Modernization or Development. Not Applicable  (b) Demolition and/or Disposition</p> <p>HACoLA is still pursuing the disposition or voluntary conversion of 38 public housing sites located in the South Los Angeles County area. The 409 units would continue to serve extremely low and low income people. The majority of the 38 South Los Angeles County sites are very small and scattered. Additionally, the distance between sites poses a distinct challenge to manage and operate efficiently. Moreover, most of the South Los Angeles County sites are located in high crime neighborhoods and contracting for supplemental law enforcement/community policing for these scattered sites is cost prohibitive.</p> <p>As a result, HACoLA will consider selling these properties and using disposition proceeds to replace these scattered sites with a more manageable multi-family model. Disposition would allow HACoLA to acquire or develop other properties that could be more efficiently and effectively operated as low-income housing.</p> <p>HACoLA will also consider utilizing sale of low-income housing tax credits as a funding mechanism to complete construction and/or rehabilitation of housing sites. This would require disposition to a limited partnership that could use the tax credits. HACoLA or a related corporation could be a general partner in the limited partnership. As an additional option, units may be converted into project-based and/or tenant-based Section 8 vouchers and as part of such initiatives title may be transferred to a HACoLA non-profit organization for ownership and/or management of these properties. Transferring title to a HACoLA non-profit would allow HACoLA to access funding sources not currently available under the public housing program and would increase the opportunity to manage the properties with a "private industry"/asset management model.</p> <p>HACoLA is also submitting an application for the disposition or voluntary conversion of all 1290 public housing senior units. The U.S. Census Bureau projects that the elderly in California will have an overall increase of 112 percent from 1990 to 2020. Los Angeles County mirrors this trend. Through voluntary conversion, HACoLA will address the specific and growing housing needs of the elderly. Additional revenue from the voluntary conversion will enable the HA to provide senior support services, such as, the Assisted Living Waiver Project (ALWP) currently at South Bay Gardens and Orchard Arms senior housing developments.</p> <p>Finally, HACoLA is pursuing the disposition of the property located at 4800 East Cesar E. Chavez located in unincorporated East Los Angeles County. In order for the buildings to continue serving the community of the Maravilla Revitalization Area and the residents of the Nueva Maravilla public housing development, it is in the best interest of the HA to enter into a two-year lease and purchase agreement with KIPP LA Schools to operate a kindergarten through eighth grade (K-8) charter school. Approximately 24% of the population (16,348) is under the age of 14 in this target area.</p> <p>KIPP LA Schools is a non-profit organization that operates high-performing elementary and middle charter schools in South and East Los Angeles. KIPP LA Schools prepares students in underserved communities for educational and overall life success.</p> <p>The HA will utilize the approximate \$4,700,000 in net proceeds received from a two-year lease and purchase agreement, for property improvements at Nueva Maravilla and other public housing developments. The disposition will benefit low-income youth in the Maravilla Revitalization Area and the Nueva Maravilla public housing development. As delineated in the Annual Plan disposition schedule table, the HA submitted for approval an</p>

Inventory Removal Application and an executed Board resolution to HUD on June 11, 2013. This administrative building is not needed for the continued operation of public housing.

The disposition of some or all of these properties is in the best interest of the residents and HACoLA and is consistent with the HACoLA's goals, HACoLA's Annual Plan and with the 1937 Housing Act. Given evolving HUD policies, HACoLA will also consider alternatives to disposition such as voluntary conversion and the Rental Assistance Demonstration (RAD) program. In all cases, current residents' subsidies would be protected through use of voucher, public housing or other assisted housing subsidies.

HACoLA expects to submit disposition or other appropriate applications to pursue the changes discussed above in Fiscal Year 2014-2015.

(c) Conversion of Public Housing:

#### **Rental Assistance Demonstration (RAD)**

HACoLA is also submitting a Rental Assistance Demonstration (RAD) Program application for 1,843 Public Housing units owned and operated by the Housing Authority. The program will be implemented at the Carmelitos family and senior housing development located in the City of Long Beach; the Harbor Hills family housing development located in the City of Lomita; the Nueva Maravilla family and Rosas senior housing development located in unincorporated East Los Angeles; and 25 South Scattered Sites family and senior housing developments located throughout the Second Supervisorial District.

The RAD Program is authorized by the Consolidated and Further Continuing Appropriations Act of 2012 (Public Law 112-55, approved November 18, 2011).

RAD is a HUD initiative to preserve public and other HUD-assisted housing, by providing owners and Public Housing Authorities (PHAs) with access to additional funding to make needed physical improvements to properties. HUD is strongly encouraging participation in the RAD program, so that PHAs can access new funding sources for renovations and operate their properties with increased financial stability.

RAD allows PHAs to convert housing developments from traditional public housing operating subsidies to long-term, Project-Based Section 8 rental assistance subsidies. This is likely to be beneficial to PHAs because historically public housing operating subsidies and funding for capital projects have been unpredictable and fluctuate annually under federal appropriations. Project-Based funding promises to provide a more stable and predictable annual subsidy, allowing the Housing Authority to apply more easily for Low-Income Housing Tax Credits and other sources of financing to fund capital improvements.

In recent years, the Housing Authority has faced increasingly severe budget cuts, and must address over \$80 million in deferred maintenance and construction needs for the next 20 years. Furthermore, diminishing resources impair our ability to address the safety and habitability of units for our low-income elderly and disabled families.

HUD is authorized to provide 2012 funding levels for PHAs that submit RAD Program applications by the end of 2013. RAD will allow the Housing Authority to lock in the 2012 Public Housing operating and capital subsidy funding levels which are higher than the anticipated future funding levels. Conversion to RAD will place our housing stock in a better long-term financial footing than remaining in the Public Housing program.

**List of affected housing developments under RAD is as follows:**

<b>SITE</b>	<b>ADDRESS</b>	<b>NO. OF UNITS</b>
Carmelitos (family)	700 Via Wanda, Long Beach 90805	558
Carmelitos (senior)	761 Via Carmelitos, Long Beach 90805	155
Harbor Hills (family)	26607 S. Western Avenue, Lomita, CA 90717	301
Nueva Maravilla (family/senior)	4919 Cesar E. Chavez Ave., Los Angeles 90022	504
<b>South Scattered Sites</b>		
1104 W. 106th St. (family)	1104 W. 106th St., Los Angeles 90044	10
11431-463 S. Normandie (family)	11431-463 S. Normandie Ave., Los Angeles 90047	28
Century & Wilton (family)	10025 Wilton Pl., Los Angeles 90047	40
1101-09 W. 91st (family)	1101-09 W. 91st St., Los Angeles 90044	16
1232-34 E. 119th (family)	1232-34 E. 119th St., Los Angeles 90059	2
1100 W. 106th St. (family)	1100 W. 106th St., Los Angeles 90044	10
1320 W. 107th (family)	1320 W. 107th St., Los Angeles 90044	18
South Bay Gardens (seniors)*	230 E. 130th St., Los Angeles 90061	100
West 94th St. (family)	1035-37 1/2 W. 94th St., Los Angeles 90044	4
West 95th St. (family)	1324 W. 95th St., Los Angeles 90044	4
Woodcrest I (family)	1239 W. 109th St., Los Angeles 90044	10
1027-33 W. 90th (family)	1027-33 W. 90th St., Los Angeles 90044	6
West 106th St. (family)	1334-38 W. 106th St., Los Angeles 90044	4
Budlong (Family)	9410 Budlong Ave., Los Angeles 90044	4

	<table border="1"> <tr> <td>Budlong (Family)</td><td>11126 Budlong Ave., Los Angeles 90044</td><td>3</td></tr> <tr> <td>Woodcrest II (family)</td><td>1245 W. 109th St., Los Angeles 90044</td><td>10</td></tr> <tr> <td>1115-16 W. 90th St. (family)</td><td>1115-16 W. 90th St., Los Angeles 90044</td><td>18</td></tr> <tr> <td>West 105th St. (family)</td><td>1336-40 W. 105th St., Los Angeles 90044</td><td>9</td></tr> <tr> <td>Athens III (family)</td><td>1120 W. 107th St., Los Angeles 90044</td><td>3</td></tr> <tr> <td>Imperial Heights (family)</td><td>1221 W. Imperial Hwy., Los Angeles 90044</td><td>5</td></tr> <tr> <td>Budlong Crest (family)</td><td>11248 S. Budlong Ave., Los Angeles 90044</td><td>6</td></tr> <tr> <td>West 106th St. (family)</td><td>1057 W. 106th St., Los Angeles 90044</td><td>4</td></tr> <tr> <td>Athens III (family)</td><td>1310 W. 110th St., Los Angeles 90044</td><td>3</td></tr> <tr> <td>Athens III (family)</td><td>11104 S. Normandie Ave., Los Angeles 90044</td><td>4</td></tr> <tr> <td>Imperial Heights (family)</td><td>1309 W. Imperial Hwy., Los Angeles 90044</td><td>4</td></tr> </table>	Budlong (Family)	11126 Budlong Ave., Los Angeles 90044	3	Woodcrest II (family)	1245 W. 109th St., Los Angeles 90044	10	1115-16 W. 90th St. (family)	1115-16 W. 90th St., Los Angeles 90044	18	West 105th St. (family)	1336-40 W. 105th St., Los Angeles 90044	9	Athens III (family)	1120 W. 107th St., Los Angeles 90044	3	Imperial Heights (family)	1221 W. Imperial Hwy., Los Angeles 90044	5	Budlong Crest (family)	11248 S. Budlong Ave., Los Angeles 90044	6	West 106th St. (family)	1057 W. 106th St., Los Angeles 90044	4	Athens III (family)	1310 W. 110th St., Los Angeles 90044	3	Athens III (family)	11104 S. Normandie Ave., Los Angeles 90044	4	Imperial Heights (family)	1309 W. Imperial Hwy., Los Angeles 90044	4
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	<p>(d) Homeownership. <b>Not Applicable</b></p> <p>(e) Project-based Vouchers.</p> <p>HACoLA fully implemented the Project-Based Voucher (PBV) program at the end of Fiscal Year 2010. There are currently 326 units under Housing Assistance Payments (HAP) contract for the PBV program, most of which serve special needs households, such as the disabled, homeless and chronically homeless. In Fiscal Year 2012/2013, HACoLA leased 103 units under the Project-Based Voucher program for seniors, the disabled, the homeless and transition-aged youth and placed 30 additional units under an Agreement to Enter Into a HAP Contract (AHAP). Also during Fiscal Year 2012/2013 HACoLA successfully participated in the Rental Assistance Demonstration (RAD) by entering into a Project-based Voucher HAP contract for 162 units that were previously assisted under the Moderate Rehabilitation Program.</p>																																	
<b>8.0</b>	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p> <p>As required by HUD, in 2008 HACoLA conducted a physical needs assessment of HACoLA's 56 properties to determine the useful life of all major building systems and the potential life-cycle replacement of all major building systems during a 20-year term. The assessment included dwelling structures, dwelling and non-dwelling equipment, management facilities, community activity spaces, open spaces and playgrounds. This assessment has allowed HACoLA to ensure the long-term physical viability of its properties and to continue providing a safe living environment for residents.</p>																																	
<b>8.1</b>	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. Not required per the 2013 HUD published Capital Fund final rule, which decoupled the Capital Fund submission from the PHA Plan. On March 18, 2014, HUD notified HACoLA that we will receive \$4,786,731 in Capital Fund Program funds for Fiscal Year 2014-2015.</p>																																	
<b>8.2</b>	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. Attached is HUD Form 50075.2 approved by HUD on 05/29/2013.</p>																																	
<b>8.3</b>	<p><b>Capital Fund Financing Program (CFFP).</b></p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. Not Applicable.</p>																																	
<b>9.0</b>	<p><b>Housing Needs. Not Applicable. Not required for High Performing PHAs</b></p>																																	
<b>9.1</b>	<p><b>Strategy for Addressing Housing Needs. Not Applicable. Not required for High Performing PHAs</b></p>																																	
<b>10.0</b>	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals: <b>Not Applicable. Not required for High Performing PHAs</b></p> <p>(b) Significant Amendment and Substantial Deviation/Modification.</p> <p><b><u>SIGNIFICANT AMENDMENT</u></b></p> <p>The HACoLA hereby amends its flat rent policies to comply with the statutory changes contained within, Public Law 113-76, the Fiscal Year 2014 Appropriation Act.</p> <p>The HACoLA will set the flat rental amount for each public housing unit that complies with the requirement that all flat rents be set at no less than 80 percent of the applicable Fair Market Rent (FMR) adjusted, if necessary, to account for reasonable utilities costs. The new flat rental amount will apply to all new program admissions effective 10/31/14. For current program participants that pay the flat rental amount, the new flat rental amount will be offered, as well as the income-based rental amount, at the next annual rental option.</p> <p>The HACoLA will place a cap on any increase in a family's rental payment that exceeds 35 percent, and is a result of changes to the flat rental amount as follows:</p> <ul style="list-style-type: none"> <li>• Multiply the existing flat rental payment by 1.35 and compare that to the updated flat rental amount;</li> <li>• The PHA will present two rent options to the family as follows:</li> </ul>																																	

- the lower of the product of the calculation and the updated flat rental amount; and
- the income-based rent.

See Attachment J: 2014 Schedule of Flat Rents

### **Tenant Commissioner Requirement**

QHWRA requires that a PHA include, in its governing body, at least one member who is directly assisted by the housing authority. The intent of this requirement is to provide for more resident involvement on HA matters.

The governing body of the HA is the Board of Commissioners. The Commissioners are the five, full-time, salaried Supervisors who sit on the Los Angeles County Board of Supervisors. Additionally, in accordance with State law, effective February 1, 1982, the HA's Housing Commission was created as an advisory body to review all HA policy and program matters and make recommendations to the Board of Commissioners for approval.

Although the Board of Commissioners and the Housing Commission have functioned effectively for over twenty years and provide for greater tenant participation than required by both State and Federal law, they do not fulfill the requirement that the membership of the governing body contain not less than one member who is directly assisted by the PHA. Therefore, the HA requests on an annual basis an exemption to this requirement because the HA far exceeds the intent of the California State law through its Housing Commission. Included in the Federal Fiscal Year 2014 HUD Appropriations Act is a provision that exempts the HA from the requirement (2)(b) of the United States Housing Act of 1937. There is a Continuing Resolution in place for the exemption. As a requirement to the exemption, HACoLA is required to expand the membership of the Housing Advisory Commission from four to six tenant commissioners.

Currently, the HA's Housing Commission is comprised of 7 members – five non-tenant members and two tenant commissioners. There are currently one formally homeless and one Section 8 Tenant Commissioners.

Tenant Commissioner applications are screened by HACoLA, with successful applicants recommended to the Board of Commissioners. The Board of Commissioners may appoint recommended applicants for two-year terms. Terms may be extended for another two years at the discretion of the Executive Director. HACoLA is still actively recruiting additional tenant commissioners and is reviewing additional tenant commissioner applications.

HACoLA is still pursuing the disposition or voluntary conversion of the following 38 public housing sites (409 units) located in the South Los Angeles County area and an administrative property located at 4800 East Cesar E. Chavez in unincorporated East Los Angeles County as well as the disposition or voluntary conversion of all 1290 public housing senior units :

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Chavez Building (4800 East Cesar E. Chavez Ave.) 1b. Development (project) number: CA16-P002-004
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 6/17/2013
5. Number of units affected: NA (this is an administrative building)
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development: Disposition
7. Timeline for activity: a. Actual or projected start date of activity: 1/1/14 b. Projected end date of activity: 12/31/15
1a. Development name: Nueva Maravilla "Rosas" 1b. Development (project) number: CA16-P002-004
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 5/1/2014
5. Number of units affected: 150
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development: Disposition
7. Timeline for activity: a. Actual or projected start date of activity: 9/1/2014 b. Projected end date of activity: 9/01/2015
1a. Development name: Marina Manor I 1b. Development (project) number: CA16-P002-013
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)

<p>Approved <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input checked="" type="checkbox"/></p>
4. Date application approved, submitted, or planned for submission: 5/1/14
5. Number of units affected: 112
6. Coverage of action (select one)
<input type="checkbox"/> Part of the development
<input checked="" type="checkbox"/> Total development: Disposition
7. Timeline for activity:
a. Actual or projected start date of activity: 9/1/14
b. Projected end date of activity: 9/1/15
1a. Development name: West Knoll Apartments
1b. Development (project) number: CA16-P002-014
2. Activity type: Demolition <input type="checkbox"/>
Disposition <input checked="" type="checkbox"/>
3. Application status (select one)
Approved <input type="checkbox"/>
Submitted, pending approval <input type="checkbox"/>
Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 5/1/14
5. Number of units affected: 136
6. Coverage of action (select one)
<input type="checkbox"/> Part of the development
<input checked="" type="checkbox"/> Total development: Disposition
7. Timeline for activity:
a. Actual or projected start date of activity: 9/1/14
b. Projected end date of activity: 9/1/15
1a. Development name: Palm Apartments
1b. Development (project) number: CA16-P002—014
2. Activity type: Demolition <input type="checkbox"/>
Disposition <input checked="" type="checkbox"/>
3. Application status (select one)
Approved <input type="checkbox"/>
Submitted, pending approval <input type="checkbox"/>
Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 5/1/14
5. Number of units affected: 127
6. Coverage of action (select one)
<input type="checkbox"/> Part of the development
<input checked="" type="checkbox"/> Total development: Disposition
7. Timeline for activity:
a. Actual or projected start date of activity: 9/1/14
b. Projected end date of activity: 9/1/15
<b>Demolition/Disposition Activity Description</b>
1a. Development name: Francisquito Villa
1b. Development (project) number: CA16-P002-015
2. Activity type: Demolition <input type="checkbox"/>
Disposition <input checked="" type="checkbox"/>
3. Application status (select one)
Approved <input type="checkbox"/>
Submitted, pending approval <input type="checkbox"/>
Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 5/1/14
5. Number of units affected: 89
6. Coverage of action (select one)
<input type="checkbox"/> Part of the development
<input checked="" type="checkbox"/> Total development: Disposition
7. Timeline for activity:
a. Actual or projected start date of activity: 9/1/14
b. Projected end date of activity: 9/1/15
<b>Demolition/Disposition Activity Description</b>
1a. Development name: Carmelitos
1b. Development (project) number: CA16-P002-026
2. Activity type: Demolition <input type="checkbox"/>
Disposition <input checked="" type="checkbox"/>
3. Application status (select one)
Approved <input type="checkbox"/>
Submitted, pending approval <input type="checkbox"/>
Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 5/1/14
5. Number of units affected: 155

6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development: Disposition
7. Timeline for activity: a. Actual or projected start date of activity: 9/1/14 b. Projected end date of activity: 9/1/15
<b>Demolition/Disposition Activity Description</b>
1a. Development name: Marina Manor II 1b. Development (project) number: CA16-P002-027
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 5/1/14
5. Number of units affected: 71
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development: Disposition
7. Timeline for activity: a. Actual or projected start date of activity: 9/1/14 b. Projected end date of activity: 9/1/15
<b>Demolition/Disposition Activity Description</b>
1a. Development name: Foothill Villa 1b. Development (project) number: CA16-P002-029
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 5/1/14
5. Number of units affected: 62
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development: Disposition
7. Timeline for activity: a. Actual or projected start date of activity: 9/1/14 b. Projected end date of activity: 9/1/15
<b>Demolition/Disposition Activity Description</b>
1a. Development name: Orchard Arms 1b. Development (project) number: CA16-P002-030
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 5/1/14
5. Number of units affected: 183
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development: Disposition
7. Timeline for activity: a. Actual or projected start date of activity: 9/1/14 b. Projected end date of activity: 9/1/15
<b>Demolition/Disposition Activity Description</b>
1a. Development name: Southbay Gardens 1b. Development (project) number: CA16-P002-032
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 5/1/14
5. Number of units affected: 100
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development: Disposition



7. Timeline for activity: a. Actual or projected start date of activity: 9/1/14 b. Projected end date of activity: 9/1/15
<b>Demolition/Disposition Activity Description</b>
1a. Development name: Whittier Manor 1b. Development (project) number: CA16-P002-033
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 5/1/14
5. Number of units affected: 49
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development: Disposition
7. Timeline for activity: a. Actual or projected start date of activity: 9/1/14 b. Projected end date of activity: 9/1/15
<b>Demolition/Disposition Activity Description</b>
1a. Development name: Herbert Avenue 1b. Development (project) number: CA16-P002-058
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 5/1/14
5. Number of units affected: 46
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development: Disposition
7. Timeline for activity: a. Actual or projected start date of activity: 9/1/14 b. Projected end date of activity: 9/1/15
<b>Demolition/Disposition Activity Description</b>
1a. Development name: Carmelita 1b. Development (project) number: CA16-P002-091
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 5/1/14
5. Number of units affected: 2
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development: Disposition
7. Timeline for activity: a. Actual or projected start date of activity: 9/1/14 b. Projected end date of activity: 9/1/15
<b>Demolition/Disposition Activity Description</b>
1a. Development name: 1104 W. 106 <sup>th</sup> Street 1b. Development (project) number: CA16-P002-020
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 4/1/14
5. Number of units affected: 10
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development: Disposition
7. Timeline for activity: a. Actual or projected start date of activity: 8/1/14 b. Projected end date of activity: 8/1/15

	<b>Demolition/Disposition Activity Description</b>
	1a. Development name: 11431-463 South Normandie Avenue 1b. Development (project) number: CA16-P002-020
	2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
	3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
	4. Date application approved, submitted, or planned for submission: 4/1/14
	5. Number of units affected: 28
	6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development: Disposition
	7. Timeline for activity: a. Actual or projected start date of activity: 8/1/14 b. Projected end date of activity: 8/1/15
	<b>Demolition/Disposition Activity Description</b>
	1a. Development name: Century & Wilton 1b. Development (project) number: CA16-P002-020
	2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
	3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
	4. Date application approved, submitted, or planned for submission: 5/1/14
	5. Number of units affected: 40
	6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development: Disposition
	7. Timeline for activity: a. Actual or projected start date of activity: 8/1/14 b. Projected end date of activity: 8/1/15
	<b>Demolition/Disposition Activity Description</b>
	1a. Development name: 1101-09 W. 91st 1b. Development (project) number: CA16-P002-021
	2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
	3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
	4. Date application approved, submitted, or planned for submission: 5/1/14
5. Number of units affected: 16	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development: Disposition	
7. Timeline for activity: a. Actual or projected start date of activity: 8/1/14 b. Projected end date of activity: 8/1/15	
<b>Demolition/Disposition Activity Description</b>	
1a. Development name: 1232-34 E. 119 <sup>th</sup> 1b. Development (project) number: CA16-P002-021	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: 5/1/14	
5. Number of units affected: 2	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development: Disposition	
7. Timeline for activity: a. Actual or projected start date of activity: 8/1/14 b. Projected end date of activity: 8/1/13	
<b>Demolition/Disposition Activity Description</b>	
1a. Development name: 1231-33 E. 61st 1b. Development (project) number: CA16-P002-021	

2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 5/1/14
5. Number of units affected: 6
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development: Disposition
7. Timeline for activity: a. Actual or projected start date of activity: 8/1/14 b. Projected end date of activity: 8/1/15
<b>Demolition/Disposition Activity Description</b>
1a. Development name: 1100 W. 106 <sup>th</sup>
1b. Development (project) number: CA16-P002-021
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 5/1/14
5. Number of units affected: 10
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development: Disposition
7. Timeline for activity: a. Actual or projected start date of activity: 8/1/14 b. Projected end date of activity: 8/1/15
<b>Demolition/Disposition Activity Description</b>
1a. Development name: 1320 W. 107 <sup>th</sup>
1b. Development (project) number: CA16-P002-021
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 5/1/14
5. Number of units affected: 18
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development: Disposition
7. Timeline for activity: a. Actual or projected start date of activity: 8/1/14 b. Projected end date of activity: 8/1/15
<b>Demolition/Disposition Activity Description</b>
1a. Development name: El Segundo I
1b. Development (project) number: CA16-P002-023
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 5/1/14
5. Number of units affected: 30
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development: Disposition
7. Timeline for activity: a. Actual or projected start date of activity: 8/1/14 b. Projected end date of activity: 8/1/15
<b>Demolition/Disposition Activity Description</b>
1a. Development name: El Segundo II (2140)
1b. Development (project) number: CA16-P002-052
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)

<p>Approved <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input checked="" type="checkbox"/></p>
4. Date application approved, submitted, or planned for submission: 5/1/14
5. Number of units affected: 13
6. Coverage of action (select one)
<input type="checkbox"/> Part of the development
<input checked="" type="checkbox"/> Total development: Disposition
7. Timeline for activity:
a. Actual or projected start date of activity: 8/1/14
b. Projected end date of activity: 8/1/15
<b>Demolition/Disposition Activity Description</b>
1a. Development name: 88 <sup>th</sup> & Beach
1b. Development (project) number: CA16-P002-056
2. Activity type: Demolition <input type="checkbox"/>
Disposition <input checked="" type="checkbox"/>
3. Application status (select one)
Approved <input type="checkbox"/>
Submitted, pending approval <input type="checkbox"/>
Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 5/1/14
5. Number of units affected: 4
6. Coverage of action (select one)
<input type="checkbox"/> Part of the development
<input checked="" type="checkbox"/> Total development: Disposition
7. Timeline for activity:
a. Actual or projected start date of activity: 8/1/14
b. Projected end date of activity: 8/1/15
<b>Demolition/Disposition Activity Description</b>
1a. Development name: West 94th
1b. Development (project) number: CA16-P002-060
2. Activity type: Demolition <input type="checkbox"/>
Disposition <input checked="" type="checkbox"/>
3. Application status (select one)
Approved <input type="checkbox"/>
Submitted, pending approval <input type="checkbox"/>
Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 5/1/14
5. Number of units affected: 4
6. Coverage of action (select one)
<input type="checkbox"/> Part of the development
<input checked="" type="checkbox"/> Total development: Disposition
7. Timeline for activity:
a. Actual or projected start date of activity: 8/1/14
b. Projected end date of activity: 8/1/15
<b>Demolition/Disposition Activity Description</b>
1a. Development name: West 95 <sup>th</sup>
1b. Development (project) number: CA16-P002-060
2. Activity type: Demolition <input type="checkbox"/>
Disposition <input checked="" type="checkbox"/>
3. Application status (select one)
Approved <input type="checkbox"/>
Submitted, pending approval <input type="checkbox"/>
Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 5/1/14
5. Number of units affected: 4
6. Coverage of action (select one)
<input type="checkbox"/> Part of the development
<input checked="" type="checkbox"/> Total development: Disposition
7. Timeline for activity:
a. Actual or projected start date of activity: 8/1/14
b. Projected end date of activity: 8/1/15
<b>Demolition/Disposition Activity Description</b>
1a. Development name: El Segundo II (2141)
1b. Development (project) number: CA16-P002-061
2. Activity type: Demolition <input type="checkbox"/>
Disposition <input checked="" type="checkbox"/>
3. Application status (select one)
Approved <input type="checkbox"/>
Submitted, pending approval <input type="checkbox"/>
Planned application <input checked="" type="checkbox"/>

4. Date application approved, submitted, or planned for submission: 5/1/14
5. Number of units affected: 5
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development: Disposition
7. Timeline for activity: a. Actual or projected start date of activity: 8/1/14 b. Projected end date of activity: 8/1/15
<b>Demolition/Disposition Activity Description</b>
1a. Development name: Woodcrest I
1b. Development (project) number: CA16-P002-066
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 5/1/14
5. Number of units affected: 10
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development: Disposition
7. Timeline for activity: a. Actual or projected start date of activity: 8/1/14 b. Projected end date of activity: 8/1/15
<b>Demolition/Disposition Activity Description</b>
1a. Development name: East 87 <sup>th</sup>
1b. Development (project) number: CA16-P002-067
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 5/1/14
5. Number of units affected: 4
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development: Disposition
7. Timeline for activity: a. Actual or projected start date of activity: 8/1/14 b. Projected end date of activity: 8/1/15
<b>Demolition/Disposition Activity Description</b>
1a. Development name: Addington & Waldorf
1b. Development (project) number: CA16-P002-071
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 5/1/14
5. Number of units affected: 3
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development: Disposition
7. Timeline for activity: a. Actual or projected start date of activity: 8/1/14 b. Projected end date of activity: 8/1/15
<b>Demolition/Disposition Activity Description</b>
1a. Development name: 1027-33 W. 90th
1b. Development (project) number: CA16-P002-078
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 5/1/14
5. Number of units affected: 6
6. Coverage of action (select one)

<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development: Disposition
7. Timeline for activity: a. Actual or projected start date of activity: 8/1/14 b. Projected end date of activity: 8/1/15
<b>Demolition/Disposition Activity Description</b>
1a. Development name: West 106 <sup>th</sup> (1334-38) 1b. Development (project) number: CA16-P002-079
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 5/1/14
5. Number of units affected: 4 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development: Disposition
7. Timeline for activity: a. Actual or projected start date of activity: 8/1/14 b. Projected end date of activity: 8/1/15
<b>Demolition/Disposition Activity Description</b>
1a. Development name: Budlong (9410) 1b. Development (project) number: CA16-P002-079
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 5/1/14
5. Number of units affected: 4 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development: Disposition
7. Timeline for activity: a. Actual or projected start date of activity: 8/1/14 b. Projected end date of activity: 8/1/15
<b>Demolition/Disposition Activity Description</b>
1a. Development name: Budlong (11126) 1b. Development (project) number: CA16-P002-079
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 5/1/14
5. Number of units affected: 6. Coverage of action (select one) 3 <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development: Disposition
7. Timeline for activity: a. Actual or projected start date of activity: 8/1/14 b. Projected end date of activity: 8/1/15
<b>Demolition/Disposition Activity Description</b>
1a. Development name: 92 <sup>nd</sup> & Bandera 1b. Development (project) number: CA16-P002-080
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 5/1/14
5. Number of units affected: 8 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development: Disposition
7. Timeline for activity:

	<p>a. Actual or projected start date of activity: 8/1/14 b. Projected end date of activity: 8/1/15</p>	
	<b>Demolition/Disposition Activity Description</b>	
	1a. Development name: East 83rd	
	1b. Development (project) number: CA16-P002-080	
	2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
	3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
	4. Date application approved, submitted, or planned for submission: 5/1/14	
	5. Number of units affected: 2	
	6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development: Disposition	
	7. Timeline for activity: a. Actual or projected start date of activity: 8/1/14 b. Projected end date of activity: 8/1/15	
	<b>Demolition/Disposition Activity Description</b>	
	1a. Development name: Woodcrest II	
	1b. Development (project) number: CA16-P002-090	
	2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
	3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
	4. Date application approved, submitted, or planned for submission: 5/1/14	
	5. Number of units affected: 10	
	6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development: Disposition	
	7. Timeline for activity: a. Actual or projected start date of activity: 8/1/14 b. Projected end date of activity: 8/1/15	
	<b>Demolition/Disposition Activity Description</b>	
	1a. Development name: 1115-16 W. 90th	
	1b. Development (project) number: CA16-P002-091	
	2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
	3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
	4. Date application approved, submitted, or planned for submission: 5/1/14	
	5. Number of units affected: 18	
	6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development: Disposition	
	7. Timeline for activity: a. Actual or projected start date of activity: 8/1/14 b. Projected end date of activity: 8/1/15	
	<b>Demolition/Disposition Activity Description</b>	
	1a. Development name: East 84th	
	1b. Development (project) number: CA16-P002-107	
	2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
	3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
	4. Date application approved, submitted, or planned for submission: 5/1/14	
	5. Number of units affected: 4	
	6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development: Disposition	
	7. Timeline for activity: a. Actual or projected start date of activity: 8/1/14 b. Projected end date of activity: 8/1/15	
	<b>Demolition/Disposition Activity Description</b>	

1a. Development name: Jarvis Ave.
1b. Development (project) number: CA16-P002-107
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 5/1/12
5. Number of units affected: 1
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development: Disposition
7. Timeline for activity: a. Actual or projected start date of activity: 8/1/14 b. Projected end date of activity: 8/1/15
<b>Demolition/Disposition Activity Description</b>
1a. Development name: West 105 <sup>th</sup>
1b. Development (project) number: CA16-P002-124
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 5/1/14
5. Number of units affected: 9
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development: Disposition
7. Timeline for activity: a. Actual or projected start date of activity: 8/1/14 b. Projected end date of activity: 8/1/15
<b>Demolition/Disposition Activity Description</b>
1a. Development name: West 106 <sup>th</sup> (1057)
1b. Development (project) number: CA16-P002-124
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 5/1/14
5. Number of units affected: 4
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development: Disposition
7. Timeline for activity: a. Actual or projected start date of activity: 8/1/14 b. Projected end date of activity: 8/1/15
<b>Demolition/Disposition Activity Description</b>
1a. Development name: Athens III (1120)
1b. Development (project) number: CA16-P002-127
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 5/1/14
5. Number of units affected: 3
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development: Disposition
7. Timeline for activity: a. Actual or projected start date of activity: 8/1/14 b. Projected end date of activity: 8/1/15
<b>Demolition/Disposition Activity Description</b>
1a. Development name: Athens III (1310)
1b. Development (project) number: CA16-P002-127
2. Activity type: Demolition <input type="checkbox"/>



	Disposition <input checked="" type="checkbox"/>	
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission:	5/1/14	
5. Number of units affected:	3	
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development: Disposition	
7. Timeline for activity:	a. Actual or projected start date of activity: 8/1/14 b. Projected end date of activity: 8/1/15	
<b>Demolition/Disposition Activity Description</b>		
1a. Development name:	Athens III (11104)	
1b. Development (project) number:	CA16-P002-127	
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission:	5/1/14	
5. Number of units affected:	4	
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development: Disposition	
7. Timeline for activity:	a. Actual or projected start date of activity: 8/1/14 b. Projected end date of activity: 8/1/15	
<b>Demolition/Disposition Activity Description</b>		
1a. Development name:	Imperial Heights (1221)	
1b. Development (project) number:	CA16-P002-132	
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission:	: 5/1/14	
5. Number of units affected:	5	
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development: Disposition	
7. Timeline for activity:	a. Actual or projected start date of activity: 8/1/14 b. Projected end date of activity: 8/1/15	
<b>Demolition/Disposition Activity Description</b>		
1a. Development name:	Imperial Heights (1309)	
1b. Development (project) number:	CA16-P002-132	
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission:	: 5/1/14	
5. Number of units affected:	4	
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development: Disposition	
7. Timeline for activity:	a. Actual or projected start date of activity: 8/1/14 b. Projected end date of activity: 8/1/15	
<b>Demolition/Disposition Activity Description</b>		
1a. Development name:	Budlong Crest	
1b. Development (project) number:	CA16-P002-138	
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one)	Approved <input type="checkbox"/>	

	<div style="display: flex; justify-content: space-between;"> <span>Submitted, pending approval <input type="checkbox"/></span> <span>Planned application <input checked="" type="checkbox"/></span> </div>
	4. Date application approved, submitted, or planned for submission: : 5/1/14
	5. Number of units affected: 6
	6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development: Disposition
	7. Timeline for activity: a. Actual or projected start date of activity: 8/1/14 b. Projected end date of activity: 8/1/15
	<b>Demolition/Disposition Activity Description</b>
	1a. Development name: Linsley
	1b. Development (project) number: CA16-P002-157
	2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
	3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
	4. Date application approved, submitted, or planned for submission: : 5/1/14
	5. Number of units affected: 2
	6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development: Disposition
	7. Timeline for activity: a. Actual or projected start date of activity: 8/1/14 b. Projected end date of activity: 8/1/15
	<b>Demolition/Disposition Activity Description</b>
	1a. Development name: 111 <sup>th</sup> & Firmona
	1b. Development (project) number: CA16-P002-157
	2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
	3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
	4. Date application approved, submitted, or planned for submission: : 5/1/14
	5. Number of units affected: 2
	6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development: Disposition
	7. Timeline for activity: a. Actual or projected start date of activity: 8/1/14 b. Projected end date of activity: 8/1/15

**The proposed timetable for Disposition is as follows:**

Activity Description	Number of Days After HUD Approval
Resident outreach and education	To take place prior to submission of application
Notify residents of program approval- including notifying residents of relocation options	Immediately after program approval
Begin any relocation of any residents wishing to continue to live in public housing	30 days following notification to the residents
Disposition	Promptly upon completion of any relocation to public housing

**Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

On August 27, 2013, HUD approved the designation of twelve (1280 housing units) of the HA's developments for occupancy only by elderly families as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e):

	<b>Designation of Public Housing Activity Description</b> 1a. Development name: Carmelitos 1b. Development (project) number: CA16-P002-026 2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/> 3. Application status (select one)
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<p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
4. Date this designation approved, submitted, or planned for submission: (08/27/13)
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 155 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
<b>Designation of Public Housing Activity Description</b>
1a. Development name: Orchard Arms 1b. Development (project) number: CA16-P002-030
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (08/27/13)
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
7. Number of units affected: 183 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
<b>Designation of Public Housing Activity Description</b>
1a. Development name: Foothill Villa 1b. Development (project) number: CA16-P002-029
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (08/27/13)
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
8. Number of units affected: 62 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
<b>Designation of Public Housing Activity Description</b>
1a. Development name: West Knoll Apartments 1b. Development (project) number: CA16-P002-014
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (08/27/13)
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
9. Number of units affected: 136 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

	<b>Designation of Public Housing Activity Description</b> 1a. Development name: Palm Apartments 1b. Development (project) number: CA16-P002-014 2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/> 3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/> 4. Date this designation approved, submitted, or planned for submission: (08/27/13) 5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan? 10. Number of units affected: 127 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
	<b>Designation of Public Housing Activity Description</b> 1a. Development name: Marina Manor I 1b. Development (project) number: CA16-P002-013 2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/> 3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/> 4. Date this designation approved, submitted, or planned for submission: (08/27/13) 5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan? 11. Number of units affected: 112 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
	<b>Designation of Public Housing Activity Description</b> 1a. Development name: Marina Manor II 1b. Development (project) number: CA16-P002-027 2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/> 3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/> 4. Date this designation approved, submitted, or planned for submission: (08/27/13) 5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan? 12. Number of units affected: 71 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
	<b>Designation of Public Housing Activity Description</b> 1a. Development name: Francisquito Villa 1b. Development (project) number: CA16-P002-015 2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/> 3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/>

	Planned application <input type="checkbox"/>
	4. Date this designation approved, submitted, or planned for submission: (08/27/13)
	5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
	13. Number of units affected: 89 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
	<b>Designation of Public Housing Activity Description</b>
	1a. Development name: Whittier Manor 1b. Development (project) number: CA16-P002-033
	2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
	3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
	4. Date this designation approved, submitted, or planned for submission: (08/27/13)
	5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
	14. Number of units affected: 49 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
	<b>Designation of Public Housing Activity Description</b>
	1a. Development name: Herbert Avenue 1b. Development (project) number: CA016-P002-058
	2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
	3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
	4. Date this designation approved, submitted, or planned for submission: (08/27/13)
	5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
	15. Number of units affected: 46 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
	<b>Designation of Public Housing Activity Description</b>
	1a. Development name: Southbay Gardens 1b. Development (project) number: CA16-P002-032
	2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
	3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
	4. Date this designation approved, submitted, or planned for submission: (08/27/13)
	5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
	16. Number of units affected: 100 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
	<b>Designation of Public Housing Activity Description</b>

	<p>1a. Development name: Nueva Maravilla “Rosas”  1b. Development (project) number: CA16-P002-004</p> <p>2. Designation type:  Occupancy by only the elderly <input checked="" type="checkbox"/>  Occupancy by families with disabilities <input type="checkbox"/>  Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p> <p>3. Application status (select one)  Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/>  Submitted, pending approval <input type="checkbox"/>  Planned application <input type="checkbox"/></p> <p>4. Date this designation approved, submitted, or planned for submission: (08/27/13)</p> <p>5. If approved, will this designation constitute a (select one)  <input checked="" type="checkbox"/> New Designation Plan  <input type="checkbox"/> Revision of a previously-approved Designation Plan?</p> <p>17. Number of units affected: 150  7. Coverage of action (select one)  <input type="checkbox"/> Part of the development  <input checked="" type="checkbox"/> Total development</p>	
11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)  (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)  (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)  (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)  (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)  (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.  (g) Challenged Elements: None  (h) Revised 2014 Schedule of Flat Rents for Public Housing  (i) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)  (j) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>	

**Attachment F:**

**Resident Advisory Board (RAB) Comments**

**PUBLIC HOUSING**

**Carmelitos Seniors site:**

**Comment/Question: The AC is not working. It is old.** The maintenance supervisor will assess and address the issue. Air Conditioner replacement is scheduled for Fiscal Year 2015.

**Comment/Question: Can we get ceiling fans?** The HA will assess the need for ceiling fans. Due to sequestration and limited funding, this is not a priority item.

**Comment/Question: When some of the blinds fall off, the replacement does not match.** The maintenance supervisor will assess and address the issue.

**Comment/Question: When will the Carmelitos balconies phase II start?** Work began on December of 2013.

**Comment/Question: Are we keeping our balconies?** Yes, the HA is currently rehabilitating the balconies.

**Comment/Question: Trees are growing in pipes.** The maintenance supervisor will assess and address the issue.

**Comment/Question: There is flooding in the first floor unit #115. The kitchen ceiling is falling apart.** The maintenance supervisor will assess and address the issue.

**Comment/Question: There are black maggots from the trash room.** The HA will inform the pest control vendor and rectify the issue.

**Comment/Question: Is there termite damage on the balconies?** A termite assessment was completed on the balconies. For those balconies that have termites, the balconies will be remediated for termite damage.

**Comment/Question: There are termites on the stairs.** The maintenance supervisor will assess and address the issue.

**Comment/Question: Leaving the roots of the trees to grow even when you redid the parking lots. This is a problem.** The maintenance supervisor will assess and address the issue.

**Comment/Question: Need keyless entry to the building for ADA accessibility.** The Property Manager will evaluate the cost and will address this issue accordingly.

**Marina Manor:**

**Comment/Question: The new closet doors fall off the tracks. There are gap underneath the new front doors.** The HA will evaluate the doors to ensure they were properly installed. The doors are currently under warranty. The HA will contact the contractor if necessary.

**Comment/Question: The new outside doors are not double doors anymore. Seniors are bumping into the area where the second door was.** The doors were recently replaced and the HA hopes the few seniors that have issues will soon adjust to the new doors. The doors are more user friendly and ADA accessible.

**Comment/Question: We have a spider problem. Big black widows are biting us.** The pest control vendor will be informed and the issue addressed.

**Comment/Question: Can you please build a new laundry room in Side B?** The Property Manager will evaluate this need. Due to sequestration and funding constraints, this is not a priority capital item.

**Comment/Question: There is mold in the laundry room.** The maintenance supervisor will assess and address the issue.

**Comment/Question: In Building A there are still some rats.** The maintenance supervisor will assess and address the issue.

**Comment/Question: In Building B there are termites.** The maintenance supervisor will assess and address the issue.

**Comment/Question: In the recreation room we have broken exercise equipment.** Site staff will assess the issue and fix/replace the exercise equipment.

**Comment/Question: Overall, Marina Manor always looks good.**

**Comment/Question: The new washers/dryers are hard to open.** The HA will inform the vendor and rectify the issue.

**Comment/Question: The prices to use the washer/dryer have gone up.** The washers/dryers have not been replaced for over 8 years. Since that time, prices have slightly increased. The washers/dryers are now new and the HA anticipates that the equipment will be more efficient.

**Comment/Question: The canopies are rusting.** The replacement of these canopies is scheduled for Fiscal Year 2014.

**Harbor Hills:**

**Comment/Question: There are roaches in some units.** The maintenance supervisor will assess and address the issue. If needed, the HA will contact the pest control vendor to assist in rectifying this issue.

**Palms:**

**Comment/Question: The plants in the lobby are dead. We need new ones.** Site staff will resolve the issue.

**Comment/Question: There are roof leaks.** This item is scheduled to be completed in Fiscal Year 2015.

**Comment/Question: A tree in the front of the building needs to be trimmed.** The maintenance supervisor will assess and address the issue.

**Comment/Question: Carpets in the units are old.** This item is scheduled to be completed in Fiscal Year 2015.

**Comment/Question: Can we do a yard sale in our building.** Management will determine if this is feasible and communicate with the Resident Council.

**Comment/Question: We want blinds with sticks not rope handles.** This item is scheduled to be completed in Fiscal Year 2014.

**Foothill Villa:**

**Comment/Question: The new kitchens and bathrooms remodeling have an issue. The bathroom counters need to be raised. They are too tall for our seniors.** The new counters are adhering building and safety codes. A resident can submit an accommodation request for the HAs consideration and if approved, can have the cabinets lowered.

**Comment/Question: There is a leak in the boiler room and the water is coming down to the floors.** The maintenance supervisor will assess and address the issue.

**Comment/Question: Adjacent to boiler room, new washing machines are flooding. Some of the water went into the recreation room ceiling.** The maintenance supervisor will assess and address the issue.

**Comment/Question: We need more pest control.** The HA will inform the pest control vendor and resolve this issue.

**Comment/Question: Do not have entry codes for the delivery people, caregivers, and newspaper deliveries. People are leaving the doors propped open.** The entry codes must remain private for security reasons. Any visitor can contact the resident for access to the building. Residents have been advised to keep the doors closed and not to prop the doors open. The HAs primary concern is the safety of our residents.

#### **Francisquito Villa:**

**Comment/Question: We need more washer/dryers.** The washers/dryers have not been replaced for over 8 years. The washer/dryers are now new and more efficient. Site staff will evaluate the need for more washers/dryers and address the issue.

**Comment/Question: Boiler room water also leaks to the recreation room.** The HA will inform the pest control vendor and resolve this issue.

**Comment/Question: In the front of the building need a bench to wait for ACCESS.** The HA will evaluate the need for a bench and the feasibility of providing a bench in front of the building. The HA will consider the location, possible safety issues etc. when making a determination.

**Comment/Question: We need a trash can in the front.** The HA will provide a trash can in the front if feasible in the location requested.

**Comment/Question: Will you be painting the exterior of the building?** This item is scheduled to be completed in Fiscal Year 2014.

**Comment/Question: The glass doors in the recreation room jam. The locks need to be replaced.** The HA will inform the pest control vendor and resolve this issue.

**Comment/Question: Do not have a sign with phone numbers etc. in the entry door area.** Site staff will evaluate the need for a sign with phone numbers and install if necessary.

#### **Westknoll:**

**Comment/Question: The main front door is constantly left open. Need new lock.** The HA will provide a new lock or fix the lock, whichever is needed.

**Comment/Question: The air floor diffuser (AC) needs to be adjusted. Very noisy so we turn them off.** The maintenance supervisor will assess and address the issue.

**Comment/Question: The washer/dryer costs have increased.** The washers/dryers have not been replaced for over 8 years. Since that time, prices have slightly increased. The washer dryers are now new and the HA hopes that the equipment will be more efficient.

**Comment/Question: The dryer does not run properly. The dry time has been shortened and the clothes do not completely dry.** Site staff will evaluate this issue and inform the vendor of the problem. The issue will be resolved.

**Comment/Question: Not enough air in dryer. The duct needs to be cleaned out.** Site staff will evaluate this issue and inform the vendor of the problem. The issue will be resolved.

**Comment/Question: Need a large front loader to wash blankets.** The HA is currently collaborating with the vendor. The possibility of installing a front loader is site specific. There are issues with plumbing and piping that need to be addressed.

#### **Southbay Gardens:**

**Comment/Question: Gardener needs to stop sweeping windows.** The maintenance supervisor will assess and address the issue.

**Comment/Question: We have roaches and spiders.** The HA will inform the pest control vendor and rectify this issue.

**Comment/Question: The front gates are damaged and propped open all the time.** The maintenance supervisor will assess and address the issue. Residents have been reminded not to prop the gates open.

**Comment/Question: There is not enough lighting at the gate area. This is specifically at the side of the building.** The maintenance supervisor will assess and address the issue.

#### **Miscellaneous:**

**Comment/Question: The increase of the occupancy standards is a good thing. The HA can house more people.**

**Comment/Question: How will we pay for our holiday event food?** The resident participation funds cannot be used for food etc. Most Resident Councils are fundraising to fund the costs of their holiday events.

**Comment/Question: There are young disabled in the senior properties. We are happy that the senior designation plan was approved.**

**Comment/Question: When will the senior designation occur?** HUD approved the senior designation of 12 sites on August 2013.

**Comment/Question: People let random people they do not know into sites.** It is the responsibility of the residents to ensure that they do not leave entrances open for non-residents.

#### **Rental Assistance Demonstration (RAD) Program**

**Comment/Question: What does it mean to get assistance through Project Based Section 8?** It means that the HACoLA sites identified during the RAD presentation will no longer be considered Public Housing. HACoLA will be converting these properties to Section 8 project based rental assistance under RAD. Resident's rents will remain at 30% of their annual adjusted income.

**Comment/Question: What is the difference between Project Based Section 8 and regular Section 8?** Project Based Section 8 occurs when the assistance is tied to the unit. HUD renews Section 8 project-based housing assistance payments (HAP) contracts with owners of multifamily rental housing. Tenants must pay 30 percent of adjusted income. In short, while the resident is residing in the unit, he/she will receive housing assistance. If they decide to vacate the unit, the housing assistance will terminate. With regular Section 8 also known as the Housing Choice Voucher program, the housing assistance is tied to the participant. If the participant decides to vacate the unit, the housing assistance will follow the participant.



**Comment/Question: After 2 years of living in a RAD converted unit, can I get a regular Section 8 voucher?** As communicated during the RAD presentation, HACoLA will be applying for project based rental assistance; as a result, HACoLA will have resident choice mobility vouchers available 2 years after the conversion. Residents must wait at least two years. After two years, a resident may request and receive a Housing Choice Voucher. However, at this point in time, HACoLA does not know how many vouchers will be available to our residents or what your expected wait time for a voucher will be. HACoLA may limit Choice-Mobility vouchers to 1/3 of turnover vouchers, or moves to 15% of the projects assisted units.

**Comment/Question: Will I pay more for rent?** Most residents will not have rent increases because the resident's rent will be calculated using the same regulations HACoLA uses to determine rent under public housing. Tenants will pay 30 percent of adjusted income in rent. The only residents whose rents will change are those on a flat rent schedule. However, if there is an increase of more than 10% or \$25 in the resident's rent, the new rent will be phased in over the next 3-5 years depending on HACoLA's policy.

**Comment/Question: How would you pay back loans that you receive because we are under RAD?** HACoLA would repay the loans with any net operating income. If HACoLA converts to project based rental assistance (PBRA), HACoLA will receive rental income in the form of tenant rent and the Housing Assistance Payment from HUD. Additionally, HACoLA will receive income from maintenance repairs to units for damages by residents and late fees. If HACoLA deducts operating expenses such as administrative costs, tenant services, utility expenses, and other costs, HACoLA will have a net operating income. Those funds can be utilized to repay loans.

**For the RAD renewal of a new contract, can HUD deny? If they do what happens?** Just like in public housing, the funding for Section 8 project based rental assistance is subject to cuts; however the funding cuts to the PBRA program have not been as drastic as the cuts to public housing. The funds under PBRA are more stable since HACoLA would be entering into 15-20 year contracts with HUD. If at the end of the initial 20 year contract HUD decides not to renew, then HACoLA would request tenant protection vouchers from HUD for HACoLA's residents.

**Comment/Question: Will you possibly convert only Carmelitos senior to RAD and not Carmelitos family to RAD, for example?** No, HACoLA will be submitting a RAD application to convert both the Carmelitos family and senior buildings to project based rental assistance.

**Comment/Question: Do I still have to do an annual?** Yes, you will still have an annual re-examination and will also still be required to report all changes in family income or composition that occur in between annual re-examinations.

**Comment/Question: Will people on flat rent have the option to stay on flat rent?** No, under the project based rental assistance program there is no flat rent. Therefore, the tenant rent for these residents will be calculated at 30 percent of adjusted income.

**Comment/Question: Does each resident have to submit an individual RAD application?** No, residents will not have to complete individual RAD applications. Conversion does not require a rescreening of the residents, meaning residents do not have to complete an application to determine if you qualify. HACoLA will be submitting a total of four RAD applications, one for each site that will be converted to project based rental assistance.

**Comment/Question: What are the regulations for RAD conversion?** HACoLA must complete RAD applications that require general information of the property including income and expenses, the costs of capital needs or major improvements needed at the property. HACoLA is then required to have two meetings with the residents of the affected properties. HACoLA will conduct a total of eleven meetings instead of the required two meetings so that all of HACoLA's residents will have an opportunity to attend one of the scheduled meetings. Additionally, HACoLA obtain the Board of Commissioners' approval for the submittal of the RAD applications on December 17, 2013. Lastly, HACoLA expects to submit the RAD applications to HUD by no later than December 19, 2013.

**Comment/Question: Will we still be able to go through the grievance process?** Yes, residents will still have the right to request a grievance when we convert to project based rental assistance. That right will not be taken away from the residents.

**Comment/Question: Is the Section 8 waiting list closed?** Yes, HACoLA's Section 8 waitlist is closed. If you are currently registered on the waiting list, you can check your status on [hacola.org](http://hacola.org).

**Comment/Question: Is the Public Housing waiting list closed?** Yes, the Public Housing waitlist is closed as well. If you are currently registered on the waiting list, you can check your status on [hacola.org](http://hacola.org).

**Comment/Question: Why are there fewer funding cuts in the Section 8 program?** Section 8 is a larger program than the Public Housing program. More households are assisted under Section 8 than Public Housing.

**Comment/Question: How is the funding better under RAD than Public Housing?** Funding is more stable under the project based rental assistance program and there are fewer cuts to the Section 8 program than Public Housing program. Additionally, if HACoLA submits the RAD applications prior to December 31, 2013, HACoLA will be granted funding at the 2012 levels instead of the 2014 funding levels. The 2014 levels are expected to have an additional 8.2% cut to HACoLA's budget.

**Comment/Question: If someone is being evicted in the Public Housing process will the process still go through or do they move to the RAD program?** If a person is being evicted under the Public Housing process the eviction process will not terminate simply because HACoLA is converting to project based rental assistance. The eviction process will continue until it is resolved or completed.

**Comment/Question: Will there be general transfers within different "funding" programs? RAD, Public Housing etc.** HACoLA is at the stage of submitting our application to convert and your question is more of a policy question once our application is approved. It is most likely that the answer will be no. If HACoLA converts to RAD then HACoLA's units at the four AMPs or sites would become project based units, therefore they will no longer be public housing. Since these are different programs, there will not be transfers between Public Housing properties and project based rental assistance properties.

## **SECTION 8**

**Comment/Question: Who determined that 45 days is enough time for the family to complete the port in process?** The HA determined this timeframe by determining the average amount of time it takes to complete the process given the policies and procedures that the HA follows.

**Comment/Question: Does every HA require incoming families to have 45 days on their voucher?** No, each HA has their own policy regarding incoming families.

**Comment/Question: Does the case manager have the policies of all the other HA's available for families who wish to port out?** The HA does not maintain policies for other HA's. Families who wish to port to other HAs are encouraged to contact them before deciding if they will port out. The HA does provide the family with the contact information of other HAs.

**Comment/Question: Why is it so hard to port from one HA to another?** The HA makes every effort to ensure a smooth transition to another HA by working closely with the family and the other HA. During voucher briefings, the HA provides families with information to help them should they decide to port to another jurisdiction. Incoming families may also see important information about the HA by visiting [www.hacola.org](http://www.hacola.org).

**Comment/Question: Giving families more time when they port in will help them find a unit before their voucher expires and they lose their assistance.**

**Comment/Question: Does the passbook savings rate apply to financial aid?** No, the passbook savings rate applies to assets held by the family and only when the total assets for the family exceed \$5000.

**Comment/Question: If a person had a trust fund that they wanted to dissolve in order to buy a car, how would that work?** The family should report on all assets they currently hold as well as any that they have disposed of since the family's last annual reexamination. The HA will determine how those assets impact the family's income in accordance with HUD regulation and HA policy.

**Comment/Question: This lower rate will help families because it won't add as much money to their income.**

**Comment/Question: Can my owner raise my rent without me knowing about it?** No, HA policy mandates that the owner provide the family with at least 60 days notice of a proposed rent increase. The owner must supply the HA with a copy of the notice.

**Comment/Question: What if a rent increase is denied and the owner expects the tenant to pay the difference?** Owners and tenants are strictly prohibited from making any side arrangements for additional rent. The family must only pay the amount specified by the HA.

**Comment/Question: Is there a limit on the number of units that an owner can subsidize with Section 8?** The HA does not limit the number of units that an owner can house with Section 8 participants. The HA does ensure that each unit rented to a Section 8 family is safe, decent, and sanitary, and that the owner charges a reasonable rent to the family.

**Comment/Question: Can my rent go up if my income stays the same?** Each year, the HA determines the family's portion of rent by examining the family's income and composition. Other factors that may affect the family's portion rent include any deductions or allowances that the family qualifies for, the current HA payment standard in effect at the time, and any rent increase requested by the owner.

**Comment/Question: Does the HA allow sex offenders into the program?** The HA conducts background checks on all residents who enter the Section 8 program. Residents who are subject to lifetime sex offender registration are not allowed entry into the program.

**Comment/Question: Is it okay if a child shares a room with a parent?** Although the HA uses its occupancy standards to determine the size of unit that the family qualifies for, the HA makes no determination as to how the families utilize the sleeping areas in their unit. The family is allowed to determine the sleeping arrangements that best meet the family's needs.

**Comment/Question: Is there a way that agencies who provide supportive services to homeless or mental health individuals to partner with the HA?** The HA maintains such relationships with various County agencies and Community Based Organizations through contracts and memorandums of understanding. These organizations work with the HA to serve the best interests of families with special needs through rental assistance programs that target those populations.

**Comment/Question: If a family member moves from one Section 8 household into another, why do they need to have a background check?** According to HA policy, any new additions to a household must pass a background screening and be approved by the owner.

**Comment/Question: Why does the voucher amount keep decreasing?** The HA adjusts the payment standard amount as necessary to remain in compliance with HUD regulation. The HA also adjusts the amount in order to provide rental subsidy to as many families as possible.

**Comment/Question: The voucher briefings are very helpful, they explain a lot about the process and provide information that can help you find a place to live.**

**Comment/Question: The FSS program is a really good program that helps you meet your goals. There should be more training programs that help residents.**

**Comment/Question: It is good that the HA asks residents for feedback on their new policies and their 5 year goals.**

**Comment/Question: where can I see the agency/annual plan?** Approved agency/annual plans for all HAs can be found at [www.hud.gov](http://www.hud.gov). The proposed annual plan for 2014 will be available on the HA website [www.hacola.org](http://www.hacola.org) beginning December 27, 2013.

**Comment/Question: Will my comments be on record?** The HA is required to submit all RAB comments as part of its annual plan submission.

**Comment/Question: This meeting is very helpful. I learned a lot about the section 8 program and policies. I would like to continue to participate in the RAB.**

## **List of Resident Advisory Board Members**

### **SECTION 8**

#### **RAB: 18 members**

Maria Ascencio  
Shirley Ferrell  
Margaret Coleman  
Rosaura Nava  
Melinda Everett  
Vaughn Wright  
Amanda Boyle  
Jessica Hernandez  
Pamela Marshall  
Gloria Cevallos

Maria Mercedes Merito  
Yolanda Jackson  
Camie Butler  
Mireya Villavicencio  
Ana Swett  
Charles Gilliam  
Sandra Noah  
Desiree Gambos

**Outreach Activities:**

- An advertisement for RAB volunteers is advertised continuously on HACoLA's website.
- In August 2013, HACoLA advertised the RAB to all Section 8 program participants through the Tenant Talk Fall Newsletter.
- In November 2013, a letter was sent to all current and past RAB members inviting them to attend one of two RAB meetings.

**RAB Meetings:**

**Meeting #1:** Thursday, November 14, 2013, 10:00 a.m. – 12:00 p.m. at the Section 8 administrative office located at 700 W Main St. Alhambra, CA 91801

- RAB Member Attendance: 12
- Provided an overview of the 5-Year and Annual Plan and Administrative Plan policy changes for Fiscal Year 2014.

**Meeting #2:** Thursday, November 21, 2012, 11:00 a.m. – 1:00 p.m. at the Section 8 administrative office located at 2323 E. Palmdale Blvd. Ste. B, Palmdale, CA 93550

- RAB Member Attendance: 6
- Provided an overview of the 5-Year and Annual Plan and Administrative Plan policy changes for Fiscal Year 2014.

**PUBLIC HOUSING**

**RAB: 20 members**

Gunter Keunecke  
Minna Maron  
Edda Barry  
Olympia Rodriguez  
Irina Pavlova  
Tetyana Melandovich  
Sfopsky Lidie  
Tina Houston  
Harry Imasounian  
Tina Wheeler  
Cecilia Marquis  
Brenda Slaughter  
Victoria Larson  
Mary Martin  
Christina King  
Ruth Henderson  
Sarah Hodges  
Ambriel Butler  
Margaret Hooker  
Olegaria Chavarri

**Outreach Activities:**

- On July 9, 2013 and October 8, 2013, separate Resident Council Forums were held at Nueva Maravilla and the Annual Plan was summarized to the Resident Councils. The HA encouraged all Resident Council members to participate in the upcoming monthly RAB meetings. Staff provided an overview and review of the Annual Plan timeline, outline and proposed policy and program changes for Fiscal Year 2014-2015.
- On October 23, 2013, the HA sent a letter inviting all Resident Councils to attend scheduled RAB meetings.
- Twenty Resident Council members volunteered to participate in the development of the Annual Plan.
- Two public housing RAB meetings were held. The meetings on November 13, 2013 and December 11, 2013 were held in the Nueva Maravilla housing development community room (4919 Cesar E. Chavez Avenue, Los Angeles CA 90022).

**RAB Meetings:**

**Meeting #1:** Wednesday, November 13, 2013 9:00 a.m.-11:00 a.m.

- RAB Member Attendance: 18
- Provided an overview of the Annual Plan
- Discussed the Capital needs of public housing developments for next fiscal year and obtained the RAB's feedback

- Announced the Public Review and Comment Period extending from December 27, 2013 to February 9, 2014

**Meeting #2:** Thursday, December 11, 2013 9:00 a.m.–11:00 a.m.

- RAB Member Attendance: 17
- Presentation on RAD
- Discussed the Annual Plan major policy changes proposed for Fiscal Year 2014-2015
- Discussion of Annual Plan timeline

## Attachment H

**Housing Authority of the County of Los Angeles**  
**2014 SCHEDULE OF FLAT RENTS FOR PUBLIC HOUSING**

Site	Studio	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms
<b>Harbor Hills</b> 26607 So. Western Ave Lomita, CA 90717	Not applicable	\$969	\$1,207	\$1,528	Not applicable	Not applicable
<b>Nueva Maravilla</b> 4919 Cesar E. Chavez Ave Los Angeles, CA 90022	Not applicable	\$956	\$1,179	\$1,575	\$1,881	Not applicable
<b>Carmelitos</b> 761 Via Carmelitos 817 Via Carmelitos Long Beach, CA 90805	Not applicable	\$815	\$1,196	\$1,446	\$1,733	Not applicable
<b>North County I</b> <b>Orchard Arms</b> 23410-23540 Wiley Canyon Rd. Valencia, CA 91355	Not applicable	\$1095	Not applicable	Not applicable	Not applicable	Not applicable
<b>Foothill Villa</b> 2423 Foothill Boulevard La Crescenta, CA 91214	Not applicable	\$1,098	Not applicable	Not applicable	Not applicable	Not applicable
<b>North County II</b> <b>Quartz Hills I &amp; II</b> 5028 West Avenue L- 1242051 51 <sup>st</sup> Street West Quartz Hill, CA 93536	Not applicable	Not applicable	\$1,059	\$1,439	Not applicable	Not applicable
<b>West County I</b> <b>West Knoll Apts.</b> 838 West Knoll Drive West Hollywood, CA 90069  <b>Palm Apts.</b> 959 Palm Avenue West Hollywood, CA 90069	\$1,765	\$2,332	Not applicable	Not applicable	Not applicable	Not applicable
<b>West County II (1-4)</b> <b>1. Marina Manor I</b> 3401 Via Dolce Marina Del Rey, CA 90292	Not applicable	\$2,461	\$2,732	Not applicable	Not applicable	Not applicable
<b>2. Marina Manor II</b> 3405 Via Dolce Marina Del Rey, CA 90292	Not applicable	\$2,447	\$2,714	Not applicable	Not applicable	Not applicable
<b>3. Monica Manor</b> 1901-1909 11 <sup>th</sup> Street Santa Monica, CA 90405	Not applicable	Not applicable	\$2,712	Not applicable	Not applicable	Not applicable
<b>4. Ocean Park</b> 175 Ocean Park Boulevard Santa Monica, CA 90405	Not applicable	\$2,443	\$2,712	\$4,404	Not applicable	Not applicable

Site	Studio	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms
<b>Francisquito Villa</b> <b>14622 Francisquito</b> <b>Avenue, La</b> <b>Puente, CA 91746</b>	Not applicable	\$838	Not applicable	Not applicable	Not applicable	Not applicable
<b>East County</b> ** SEE BELOW**	Not applicable	\$914	\$1,166	\$1,554	\$1848	Not applicable
<b>El Segundo I and II</b> **SEE BELOW**	Not applicable	\$849	\$1,079	\$1,449	\$1,669	Not applicable
<b>Southbay Gardens</b> <b>230 E. 130<sup>th</sup> Street</b> <b>Los Angeles, CA 90061</b>	Not applicable	\$836	\$1,064	Not applicable	Not applicable	Not applicable
<b>South County</b> **SEE BELOW **	Not applicable	\$837	\$1,067	\$1,449	\$1,669	\$2,030

**East County:**

*HERBERT AVENUE*  
133 Herbert Avenue  
Los Angeles, CA 90063

*CARMELITA AVENUE*  
354-356 So. Carmelita Avenue  
Los Angeles, CA 90063

*MCBRIDE AVENUE*  
1229 So. McBride Avenue  
Los Angeles, CA 90023

*WILLIAMSON AVENUE*  
706-708 ½ So. Williamson Avenue  
Los Angeles, CA 90022

*TRIGGS STREET*  
4432-4434 ½ Triggs Street  
Los Angeles, CA 90023

*WHITTIER MANOR*  
11527 Slauson Avenue  
Whittier, CA 90606

*SIMMONS AVENUE*  
927 So. Simmons Avenue  
Los Angeles, CA 90022

*AMALIA AVENUE*  
461-463 ½ So. Amalia Avenue  
Los Angeles, CA 90022

*4<sup>TH</sup> MEDNIK*  
341 So. Mednik Avenue  
Los Angeles, CA 90022

*ARIZONA & OLYMPIC*  
1003-1135 So. Arizona Avenue  
Los Angeles, CA 90022

*SUNDANCE VISTA*  
10850 Laurel Avenue  
Whittier, CA 90606

*FRANCISQUITO VILLA*  
14622 Francisquito Avenue  
La Puente, CA 91746

**South County:**

*WOODCREST I  
1239 West 109<sup>th</sup> Street  
Los Angeles, CA 90044*

*WOODCREST II  
1245 West 109<sup>th</sup> Street  
Los Angeles, CA 90044*

*WEST 90<sup>TH</sup> STREET  
1115-16 West 90<sup>th</sup> Street  
Los Angeles, CA 90044*

*WEST 91<sup>ST</sup> STREET  
1101-1109 West 91<sup>st</sup> Street  
Los Angeles, CA 90044*

*EAST 119<sup>TH</sup> STREET  
1232-34 E. 119<sup>th</sup> Street  
Los Angeles, CA 90059*

*EAST 61<sup>ST</sup> STREET  
1231-33 E. 61<sup>st</sup> Street  
Los Angeles, CA 90001*

*WEST 106<sup>TH</sup> STREET  
1100 W. 106<sup>th</sup> Street  
Los Angeles, CA 90044*

*WEST 106<sup>TH</sup> STREET  
1104 W. 106<sup>th</sup> Street  
Los Angeles, CA 90044*

*WEST 107<sup>TH</sup> STREET  
1320 W. 107<sup>th</sup> Street  
Los Angeles, CA 90044*

*NORMANDIE AVENUE  
11431-11463 So. Normandie Avenue  
Los Angeles, CA 90047*

*WEST 90<sup>TH</sup> STREET  
1027-1033 W. 90<sup>th</sup> Street  
Los Angeles, CA 90044*

*92<sup>ND</sup> & BANDERA  
9104-9118 So. Bandera Street  
Los Angeles, CA 90002*

*88<sup>th</sup> & BEACH  
8739 Beach Street  
Los Angeles, CA 90002*

*92<sup>ND</sup> & BANDERA  
9104-9118 So. Bandera Street  
Los Angeles, CA 90002*

*EAST 83<sup>RD</sup> STREET  
1535 E. 83<sup>RD</sup> Street  
Los Angeles, CA 90002*

*EAST 87<sup>TH</sup> STREET  
1615-1617 E. 87<sup>th</sup> Street*

*WEST 106<sup>TH</sup> STREET  
1334-1338 W. 106<sup>th</sup> Street  
Los Angeles, CA 90044*

*BUDLONG  
9410 Budlong Avenue  
Los Angeles, CA 90044*

*BUDLONG  
11126 Budlong Avenue  
Los Angeles, CA 90044*

*WEST 94<sup>TH</sup> STREET  
1035-1037 ½ W. 94<sup>th</sup> Street  
Los Angeles, CA 90044*

*WEST 95<sup>TH</sup> STREET  
1324 West 95<sup>th</sup> Street  
Los Angeles, CA 90044*

*WEST 105<sup>TH</sup> STREET  
1336-1340 W. 105<sup>th</sup> Street  
Los Angeles, CA 90044*

*WEST 106<sup>TH</sup> STREET  
1057 W. 106<sup>th</sup> Street  
Los Angeles, CA 90044*

*CENTURY & WILTON  
10025 Wilton Place  
Los Angeles, CA 90047*

*IMPERIAL HEIGHTS  
1221 W. Imperial Highway  
Los Angeles, CA 90044*

*IMPERIAL HEIGHTS  
1309 W. Imperial Highway  
Los Angeles, CA 90044*

*ATHENS III  
1120 W. 107<sup>th</sup> Street  
Los Angeles, CA 90044*

*ATHENS III  
1310 W. 110<sup>th</sup> Street  
Los Angeles, CA 90044*

*ATHENS III  
11104 So. Normandie Avenue  
Los Angeles, CA 90044*

*BUDLONG CREST  
11248 So. Budlong  
Los Angeles, CA 90044*

*EAST 84<sup>TH</sup> STREET  
1527 E. 84<sup>th</sup> Street  
Los Angeles, CA 90001*

*JARVIS AVENUE  
12920 Jarvis Avenue*

*Los Angeles, CA 90002*

*LINSEY STREET  
4621 & 4625 Linsley Street  
Compton, CA 90221*

*Los Angeles, CA 90061*

*ADDINGTON & WALDORF  
4212-4220 E. Addington Street  
Compton, CA 90221*

**El Segundo I and II:**

*EL SEGUNDO I  
1928/37/49 E. El Segundo Blvd.  
Compton, CA 90222*

*EL SEGUNDO II  
2140-2144 1/2 E. El Segundo Blvd.  
Compton, CA 90222*

*EL SEGUNDO II  
2141-2145 E. El Segundo Blvd.  
Compton, CA 90222*



# Capital Fund Program Five-Year Action Plan

## Part I: Summary

PHA Name Los Angeles County Housing Authority					
Development Number / Name/HA Wide	YEAR 1 FY 2013	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		PHA FY: 2014	PHA FY: 2015	PHA FY: 2016	PHA FY: 2017
CA16-P002-501	Annual Statement				
Management Improvements		1,000,000	800,000	700,000	700,000
Administrative Costs		480,000	480,000	480,000	480,000
Fees & Costs		500,000	500,000	500,000	500,000
Carmelitos 001		4,918,271	5,375,046	7,846,660	10,619,250
Harbor Hills 002		1,372,153	1,866,772	1,948,885	3,120,590
Nueva Maravilla 004		3,503,799	4,406,801	11,309,620	4,528,929
Marina Manor I 013		420,731	3,064,800	1,234,107	1,711,428
Westknoll 014a		470,000	852,789	667,572	2,056,349
Palm 014b		245,000	499,773	530,750	25,000
Francisquito 015		731,210	528,006	953,827	993,153
Ocean Park 018		166,776	431,170	148,522	77,785
1104 W. 106th St. 020a		15,500	75,874	277,918	159,539
Normandie 020b		244,544	137,478	592,258	217,076
Century & Wilton 020c		508,092	379,929	59,250	661,224
Williamson 020d		99,735	86,539	118,577	135,235
1101-09 W. 91st Street 021a		138,619	47,900	60,905	380,442
1234 E. 119th Street 021b		11,120	25,100	31,691	128,386
1221-33 E. 61st Street 021c		57,750	-	74,894	68,227
1100 W. 106th Street 021d		63,600	135,986	211,075	189,507
1320 W. 107th Street 021e		80,000	267,157	64,992	380,412
McBride 021f		84,809	83,296	37,811	86,378
Simmons 021g		60,357	80,000	97,181	65,463
El Segundo I 023		396,000	437,239	527,672	340,209
Carmelitos (Seniors) 026		947,116	908,858	561,566	3,275,204
Marina Manor II 027		227,401	579,242	855,846	915,698
Foothill Villa 029		422,115	366,080	244,840	305,000
Orchard Arms 030		511,067	841,219	840,633	2,859,727
Southbay Gardens 032		459,840	1,130,444	610,391	923,980
Whittier Manor 033		194,097	436,182	413,722	1,340,915
4th & Mednick 034		2,772	2,066	33,890	84,922
Arizona & Olympic 048		21,626	303,476	186,355	150,000
El Segundo II (2141) 052		385,790	106,335	108,824	150,000
88th & Beach 056		45,600	15,000	37,600	108,562
Herbert 058		298,413	277,757	645,975	719,680
W 94 & 95 Street 060a/b		41,000	160,324	200,498	142,910
El Segundo II (2140) 061		47,000	106,335	73,667	217,285
Quartz Hill I 062		44,405	90,000	430,645	469,014
Woodcrest I 066		77,000	184,882	169,201	326,211
1615-17 E. 87th Street 067		100,000	22,784	129,399	58,391
Quartz Hill II 069		170,797	197,895	58,788	494,622
Addington & Waldorf 071		7,555	82,790	81,568	29,960
1027-33 W. 90th Street 078		101,815	90,737	35,764	184,002
1334 W. 106th St/3410 B 079a/b/c		77,731	141,441	176,084	231,718
92nd & Bandera 080b		65,000	66,742	191,533	30,843
1535 East 83rd Street 080a		19,000	3,500	65,745	40,387
Woodcrest II 090		87,500	87,382	159,456	171,035
1115/1116 W 90th St 091a		240,000	34,676	275,475	182,804
Carmelita 091b		15,185	18,603	33,688	27,198
Triggs 091c		39,269	189,271	72,339	121,639
Monica Manor 097		262,744	288,764	254,686	304,465
Jarvis 107a		2,200	2,500	22,309	20,000
1527 E. 84th Street 107b		104,400	25,224	27,600	56,890
1336-40 W. 105th St/105 124a/b		240,231	343,725	153,269	271,847
Athens 127a/b/c		33,000	309,429	157,066	274,988
1221 & 1309 W Imperial 132a/b		55,370	117,568	144,680	185,995
11248 S. Budlong Ave. 138		76,824	126,789	69,415	421,161
Sundance Vista 156		718,559	190,020	85,000	31,337
Firmona 157		1,545	-	25,000	15,882
Linsley		2,060	-	-	-
TOTAL PROJECT ESTIMATE		21,714,093	28,409,695	36,106,684	42,768,854
TOTAL CFP FUNDING	5975	4,300,000	4,300,000	4,300,000	4,300,000
TOTAL FUNDING		4,300,000	4,300,000	4,300,000	4,300,000
Carry over to future years		17,414,093	24,109,695	31,806,684	38,468,854

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Work for Year 1 501-13	Work Statement for Year 2 FFY 2014				Work Statement for Year 3 FFY 2015			
See Annual Statement	Development Name/No.	General Description of Major Work Categories	Quantity	Estimated Cost	Development Name/No.	General Description of Major Work Categories	Quantity	Estimated Cost
	CA18P002001	Sidewalk Repairs for ADA		500,000	CA18P002001	Replace chain link fence w/ wrought iron		1,000,000
	Carmelville	Replace kitchen cabinets and counter tops (132 units) Phase 1	132	1,700,000	Carmelville	Replace screens and repair screen bar doors		144,000
		Replace floor tile (178 units) Phase 1	178	850,000		Expand maintenance storage shed/replace Mahrt. Yard fencing		240,000
		Install bathroom vent fans	558	500,000		Replace rotten door jams to storage sheds		645,000
		Replace concrete patio/install awnings (Phase II)	100	600,000		Replace all egress doors @ Comm. Center		30,000
		Add GFCI Receptacles to kitchen sink area		38,837		Replace floor tiles throughout Comm. Center		120,000
		Replace water heaters	558	379,000		Replace kitchen cabinets and counter tops (132 units) Phase 2	132	1,700,000
		Total		4,387,837		Replace concrete patios	100	600,000
						Colored Sealer for Tennis court, acrylic		8,024
						Paint existing stucco one coat, spray, medium prep work		195,301
	CA18P002002	Walkway Repairs per ADA survey inc Community Center parking		1,000,000		Stroke audible fire alarm and replace existing smoke detectors		8,958
	Harbor Hills	Replace dryer vent pipe and cover	301	125,000		Paint interior walls, drywall		23,225
		ADA Unit Upgrades		200,000		Replace Stucco and lath		11,540
		Stroke, audible fire alarm and replace existing smoke detectors		29,888		Replace floor tile (178 units) Phase 2	178	850,000
		Total		1,354,888		Total		8,278,048.00
					CA18P002002	Replace floor tile (301 units)	301	1,421,125
	CA18P002004				Harbor Hills	Repair/replace electrical boxes & cages/enclosures (62 bldgs)		41,000
	Nueva Maravilla	Replace sliding glass doors in family units		106,200		Apply elastomeric coating to concrete balconies and decks		25,800
		Roof and gutter replacement		1,438,278		Cut and patch asphalt		34,328
		Upgrade senior laundry rooms, incl. bleachers		20,000		Repair concrete		84,718
		Replace Hydraulic Machinery and Controls		348,000		Construct storage sheds for senior units	80	180,000
		Terrace Inspection and treatment		604,385		Install rain gutters and down spouts		100,000
		Seal Coat and stripe asphalt, no repairs		75,936		Total		1,886,778
		Total		2,488,798	CA18P002004	Replace exterior doors with metal doors		175,000
	CA18P002014a	Install emergency generator		50,000	Nueva Maravilla	Replace water shut off to buildings		50,000
	Westbrook	Replace bathroom showers, tubs, sinks, fans		270,000		Replace all windows in units		1,000,000
		Roof replacement		180,000		Rearr. bridge to connect buildings (additional funding)		1,000,000
		Total		470,000		Replace unit doors/patio doors		600,000
						Remove and replace wood trim		200,000
						Replace Diesel Generator 30KW		106,445
		Lighting retrofit all areas		20,000		Replace irrigation system		1,000,000
	CA18P002014b	Replace handrails		30,000		AC through the wall unit 1-ton		175,358
	Palm	Install vertical blinds		20,000		Vacant Unit Rehab/Prep		100,000
		Install security screens/sliding glass doors on 1st floor	127	38,000		Total		4,408,801
		Replace air conditioning/heating system		127,000	CA18P002014a	Tree removal/Landscaping/Erosion control		50,000
		Design drain system on north side of building		10,000	Westbrook	Replace closet doors & tracks		600,000
		Total	112	345,000		Replace exterior thresholds & doors/replace patio doors & tracks		200,000
						Vacant Unit Rehab/Prep		100,000
						Replace carpet-residential grade		2,568
						Replace sheet vinyl		233
	CA18P002018	Replace doors for dwelling units		200,000		Total		862,788
		Upgrade patio area/ install bbq equipment		100,000	CA18P002014b	Replace balcony doors & screens		50,800
	Marina Manor I	Survey sewer lines		20,000	Palm	Replace thresholds & exterior doors		101,800
		Replace thermostat in all units		10,000		Repair parking lot & restripe		8,000
		Install fire pump panel control		5,000		Replace generator		10,000
		Replace exhaust systems in 15 units		25,000		Landscaping site		10,000
		Replace windows and window coverings		25,000		Vacant Unit Rehab/Prep		100,000
		Deck awnings		21,400		Built up roofing. Total roof replacement		221,373
		Overlay asphalt/Parking lot resurfacing		10,891		Replace carpet		316,413
		Section 504 repairs and/or modifications		3,340		Paint interior walls, drywall		28,688
		Total		480,731		Total		489,778
					CA18P002018	Remodel kitchens	112	2,800,000
	CA18P002018	Replace water shut off valves and angle stops in buildings		25,000	Marina Manor I	Replace closet doors & tracks		47,000
		Repair stucco/paint building exterior		200,000		Install gas lines and replace electric ranges with gas		50,000
	Francisco Villa	Add GFCI Receptacles to kitchen sink area	88	8,210		Replace cabinets, sinks, counters in laundry room		2,000
		Remodel kitchens/bathrooms		500,000		Install shut off valves on 1st floor		45,800
		Total		731,810		Replace generator		20,000
						Vacant Unit Rehab/Prep		100,000
	CA18P002018	Replace mail boxes		1,000		Total		5,084,850
		Resurface driveway, parking lot, and restripe		8,000	CA18P002018	Replace roof doors, locks, thresholds		148,000
	Ocean Park	Replace railing & gates, and rubberize staircase		15,000	Francisco Villa	Replace heaters A/C in units		50,000
		Replace exterior doors & thresholds		22,000		Cut and Patch asphalt		23,785
		Upgrade landscaping		25,000		Section 504 Evaluation repairs and/or modifications		200,000
		Replace closet doors		20,000		Vacant Unit Rehab/Prep		100,000
		Replace sewer lines		50,000		Replace 2"x10" wood studs, incl. prep and paint		6,241
		Smoke detectors		13,478		Total		628,008
		Terrace Inspection and treatment		10,000	CA18P002018	Install access to roof		3,000
		Section 504 repairs and/or maintenance		2,201	Ocean Park	Construction maintenance facility whetroom		6,500
		Total		188,778		Upgrade exterior lighting		12,000
						Replace closet doors & tracks		12,250
	CA18P002020a	Seismic strap		1,500		Replace windows/covering & screens		50,000
		Replace sub floor		10,000		Upgrade main service electrical panel		1,000
	1104 W. 108th St.	Lighting retrofit all areas		4,000		Install new intercom system		5,000
		Total		15,500		Vacant Unit Rehab/Prep		100,000
						Paint concrete masonry walls		189,750
	CA18P002020b	Remodel kitchens, replace cabinets, counter tops, & flooring		140,000		Paint existing stucco one coat, spray, medium prep work		23,352
	Normandie	Repair stucco/paint		50,000		Replace carpet		28,318
		Replace ranges and range hoods		21,000		Total		491,179
		Replace wall heaters		25,200	CA18P002020a	Replace doors, hardware & locks		4,500
		Add GFCI Receptacles to kitchen sink area		1,954	1104 W. 108th St.	Replace stairwell & 2nd floor handrails		8,277
		Tamper proof 10 year battery		6,300		Replace built-up roof		20,000
		Total		244,484		Replace toilets, angle stops, flex line		2,000
						Replace wall heaters, gas cocks, and flex lines		18,822
	CA18P002020c	Upgrade/install landscaping		300,000		Replace laundry room floor & door, repair		18,175
	Century/Wilton	Reconfigure interior hallway walls/replace hallway lights		70,000		Exterior balcony railings		6,000
		Section 504 Evaluation repairs and/or modifications		7,580		Total		76,874

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Work for Year 1 501-13	Work Statement for Year 2 FFY 2014				Work Statement for Year 3 FFY 2015			
	Development Name/No.	General Description of Major Work Categories	Quantity	Estimated Cost	Development Name/No.	General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement		Remodel kitchen/bathrooms		120,000				
		Temper proof 10 year battery		8,400	CA18P002020b	Section 504 repairs and/or maintenance		11,814
		Cut and patch asphalt		2,112	Normandie	Replace sliding glass doors		21,000
						Install sewer clean-outs to grade		8,000
						Replace VCT tile		35,000
						Remodel Bathroom		14,000
						Replace bathroom combination light & fan (EPC)		4,800
						Replace interior closet doors & interior doors		12,000
						Cut and Patch asphalt		2,112
						Downspouts, Connect to drains		8,500
See Annual Statement	CA18P002030d	Exterior door replacement	4	20,000		Install re-vegetation mat, webbed		8,052
	Williamson	Kitchen/bathroom remodel inc water heaters	4	30,000		Repairs to down unit		15,000
		Repair stucco/spaint building		20,000				
		Replace metal frame window		22,563				
		Replace aluminum sliding door		7,182				
See Annual Statement					CA18P002020c	New 8 ft. tall tree		2,000
					Century/Wilson	Reroof carports		8,000
						Increase height of wrought iron fence		25,000
	CA18P002021a	Replace carpet with floor tile		84,500		Paint brick wall, interior drywall and wood siding		40,926
	1101 W 81st Street	Remodel kitchen & bathrooms		42,000		Pressure wash masonry		3,503
		Security screens with interior release		13,184		Replace vinyl tile		300,600
		Seismic strap		300				
		Temper proof 10 year battery		3,800				
		Section 504 repair and/or maintenance		10,300				
		Built up roofing minor membrane repairs (2% of roof area)		2,507	CA18P002020d	Resurface driveway/carports		30,300
See Annual Statement		Reinforce bathroom walls around the toilet and tub/shower		300	Williamson	Wrought iron gate/fencing Replacement		50,000
		Remove wall hung lav, install vanity cabinet, countertop and sink		851		Paint existing stucco one coat, spray, medium prep work		8,838
		Replace wood stud walls, 5/8" drywall, no insul.		1,077				
See Annual Statement	CA18P002021b	Replace wall and water heaters		5,000	CA18P002021a	Replace roof		4,500
	E. 119th Street	Replace water lines		6,000	1101 W 81st Street	Replace interior/exterior doors & hardware		6,800
		Add GFCI Receptacles to kitchen sink area		140		Replace wall heaters		3,500
		Smoke detectors		980		Upgrade site lighting		3,500
						Replace windows and bars		20,000
						Replace floor heater & drywall, paint boiler room		5,000
						Replace irrigation system		5,000
See Annual Statement	CA18P002021c	Repair exterior of building & repair		6,000	CA18P002021b	Replace VCT floor		6,000
	E 81st Street	Upgrade exterior lighting		2,500	E. 119th Street	Repair and repaint exterior of building		8,000
		Upgrade mailboxes		3,000		Add wall mtid exterior lighting		2,100
		Paint existing stucco one coat, spray, medium prep work		10,275		Replace irrigation system		10,000
		Remodel kitchen		30,000				
		Landscaping backyards and regrade		2,500				
		Temper proof 10 year battery		1,350				
		Replace concrete pavers		2,125				
See Annual Statement					CA18P002021c			
					E 81st Street			
	CA18P002021d	Upgrade stair and landing rail		10,000	CA18P002021d	Replace handrail		4,000
	1100 W 108th St.	Re-pipe all units with copper pipe		25,000	1100 W 108th St.	Replace Dac-O-Tex tendings		3,500
		Upgrade wrought iron bars		8,000		Repair/repaint exterior of building		4,500
		Replace gas, water, sewer lines		4,000		Replace sub-floor & VCT		12,000
		Seismic strap		600		Exterior balcony railings		8,250
		Restore interior walls-down unit		15,000		Gas wall heater 24 MBH		18,822
						Residential kitchen countertop, plastic laminate, postformed backsplash		2,312
						Replace 20"x20" solid core, painted, door		16,176
See Annual Statement						Replace metal steps		8,298
						Replace vinyl tile		80,028
See Annual Statement	CA18P002021e	Replace interior bedroom, bathroom, and closet doors		30,000	CA18P002021e	Replace patio sliding glass doors		50,000
	W. 107th Street	Replace roof		50,000	W. 107th Street	Built up roofing, Total roof replacement		80,526
						Replace 3' x6" aluminum window operable		88,805
						Replace aluminum downspouts		7,838
						Replace aluminum gutters		16,388
						Replace metal frame carports		15,000
See Annual Statement	CA18P002021f	Remodel kitchen (countertops, cabinets, sink)		10,000	CA18P002021f	Exterior door replacement		50,000
	McBride	Abate asbestos, replace floor tile		50,000	McBride	Replace unit flooring		10,000
		Add GFCI Receptacles to kitchen sink area		278		Replace 9'x7' steel, single leaf, garage door		2,830
		Security screens with interior release		1,030		Residential kitchen cabinets and countertops with new sink		20,888
		8.5x4' operable metal frame window		23,500				
See Annual Statement	CA18P002021g	Replace stair and landing/resurface balconies		20,000	CA18P002021g	Remodel bathrooms	4	40,000
	Simmons	Remodel kitchen inc ranges and range hoods	4	40,000	Simmons	Replace carpet with floor tile		40,000
		Remove and replace 4" concrete sidewalk		357				
See Annual Statement					CA18P002022	Replace exterior/interior doors		50,000
					El Segundo I	Replace gas lines for individual metering		140,000
						Repair driveways		68,000
						Replace vinyl tile		160,888
						Overlay asphalt		2,858
						Replace wall pack 160 watt high pressure sodium		25,811
See Annual Statement	CA18P002023	Repair/repaint exterior of building		60,000	CA18P002023	Replace vertical blinds w/drapes		100,750
	El Segundo I	Replace exterior concrete stairs		15,000	Carnefrios 8ra	Resurface common area walkways/stairways		135,000
		Upgrade parking/carports		55,000		Replace egress doors at Community Center		30,000
		Remodel kitchen/bathrooms		255,000		Terrace Abatement (operations)		200,000
		Upgrade laundry room		21,000		Remodel restrooms at Community Center		20,000
						Paint ceilings		19,832

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See Annual Statement	CA18P002028	Replace trash room and meter doors inc chula doors		30,000		Paint stucco one coat, spray, medium prep work		70,554
		Repair parking lot/sidewalks (additional funding)		500,000		Replace raised rubber flooring		300,407
		Replace ranges		63,000		Paint interior walls		32,615
		Replace patio doors (140)		88,000		Total		905,884
		Replace light fixtures in units, and on porch		96,000				
		Add GFCI Receptacles to kitchen sink area		10,818				
		Seismic strap		150	CA18P002027	Replace kitchen/bathroom sinks, cabinets, counters		370,000
		Interior room signage		150	Marina Manor II	Replace trash room & exterior doors		47,000
		Replace kitchen cabinets and countertops accessible units		120,000		Replace dwelling unit doors	71	71,000
		Total		847,118		Set all lines		40,000
						Improve hallway lighting		28,000
	CA18P002027	Upgrade central heating, exhaust, and ventilation system		75,000		Replace window coverings		16,000
		Upgrade emergency lighting		25,000		Paint interior walls, drywall		7,330
	Marina Manor II	Halfway carpet/stairway floor covering replacement (ARRA)		55,000		Repair and seal coat asphalt		912
		Install security cameras		3,000		Total		679,243
		Replace cabinets, sinks, counters in laundry room		2,000				
		Remove and replace 4" wide concrete sidewalk		6,258	CA18P002028	Replace windows without pane		200,000
		Section 504 repairs and/or modifications		3,083	FootHill Villa	Upgrade intercom system		2,000
		Replace automatic gates CPTED		49,000		AC through the wall unit 2 ton		99,087
		Replace gas fired makeup air unit, 75 MBH		8,390		Demolish and dispose of wood trunks		7,600
		Total		327,401		Paint interior walls, dry wall		19,508
	CA18P002028	Remodel kitchen/bathrooms to inc refrigerators		150,000		Replace carpet- single color residential corridors		37,884
		Install common area carpet		20,000		Total		386,080
	FootHill Villa	Install new roof and gutters		180,000				
		Electrical receptacle and plugs		4,327	CA18P002030	Install camera system (4 buildings)		45,000
		Patio Trunks		80,000	Orchard Arms	Replace windows without pane windows		140,000
		Section 504 repairs and/or modifications		7,788		Upgrade intercom system		8,000
		Total		432,118		Replace gate openers		6,000
	CA18P002030	Replace landscaping		30,000		Install additional parking spaces		150,000
	Orchard Arms	Replace unit and common area flooring		50,000		AC through the wall unit 1 ton		161,283
		Replace kitchen cabinets and counter tops		138,000		Gas fired furnace 100 MBH no AC		15,082
		Replace bathroom vanities		50,000		Paint ceilings		23,558
		Section 504 repairs and/or modifications		23,843		Replace 2 inch copper pipe		109,383
		Install new paving rock and asphalt		201,850		Replace domestic hot water boiler, gas fired, 210-785 MBH		74,348
		Interior room signage		200		Replace domestic hot water storage tank, 120 gal		20,882
		Remove and replace plywood siding		4,240		Replace Gypsum board ceiling		66,431
		Remove and replace solid core wood door-unrusted		2,458		Single zone rooftop unit 6 ton		8,512
		Replace Educational wood casework counter height units w/counter top		4,136		Single zone rooftop unit 15 ton, gas heat		23,816
		Residential kitchen cabinets base only		8,342		Total		841,219
		Total		811,087				
	CA18P002032	Replace building bell valve/loop detectors		10,000	CA18P002032	Upgrade site lighting		10,000
		Install barbecue pits and benches at patio area		12,000	Southbay Gardens	Install landscaping		10,000
	CA18P002032	Remodel kitchen (cabinets, counters, flooring)		406,000		Replace aluminum windows		100,000
	Southbay Gardens	Remove and replace concrete sidewalk		17,840		Replace exterior doors		10,000
		Total		489,840		Paint interior walls, drywall		28,755
	CA18P002033	Replace all windows in units and common area		80,000		Replace carpet-residential grade		127,792
	Whittier Manor	Repair Stucco/Paint building exterior		100,000		Replace irrigation system		8,304
		Section 504 repairs and/or modifications		4,166		Replace vanity cabinet, counter, and sink		80,463
		Compliant signage indicating general information is not provided		120		Replace vinyl tile		158,158
		Remove and replace concrete sidewalk		8,512		Residential kitchen cabinets wall and base		493,686
		Total		184,087		Residential kitchen countertop w/new sink		105,288
	CA18P002034	Section 504 repairs and/or modifications		1,750	CA18P002038	Remodel laundry room		10,000
	4th & Mednick	Install ADA, curb cut, concrete, 6" rise		1,022	Whittier Manor	Replace patio doors, & ADA Fire doors		50,000
		Total		2,772		Upgrade landscaping/irrigation		100,000
	CA18P002048	Install security cameras		6,000		Package units, gas heat, 4 ton cooling		69,314
	Arizona/Olympic	Replace Irrigation System		6,000		Replace wood fascia, incl. prep and paint		11,833
		Section 504 repairs and/or modifications		6,363		Residential kitchen cabinets wall and base and countertop w/new sink		191,245
		Replace aluminum downspouts and gutters		5,233		Seal coat and stripe asphalt, no repairs		3,890
		Total		31,828		Total		438,182
	CA18P002044	Replace wood fascia, incl. prep and paint		2,098	4th & Mednick			
		Total		2,098				

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See Annual Statement	CA18P002062	Replace landscaping at site		45,000				
	El Segundo II	Replace forced air furnaces	20,000		CA18P002048	Exterior Door Replacement		36,000
		Upgrade site lighting	5,000		Arizone/Olympo	Replacement of floor tile inside individual units & closet doors		54,000
		Remodel kitchen/bathrooms	210,000			Remodel Kitchen & bathrooms		72,000
		Replace interior/exterior doors	65,000			Replace operable metal frame windows		125,750
		Asphalt shingles, install new shingles over existing shingles	7,563			Range		9,317
		Install new paving rock and asphalt	8797			Range hood vented		4,134
		Replace aluminum gutters and downspouts	18203			Repair and seal coat asphalt		2,275
		Replace irrigation system	7197				Total	303,478
		Total		388,790				
	CA18P002064	Remodel kitchens, including counter tops and floor	20,000		CA18P002062	Replace windows		165,000
	88th & Beach	Upgrade iron window bars	20,000		El Segundo II	Repair driveways		30,000
		Replace heaters	5,600			Replace concrete exterior stairs		25,000
						Replace floor tile		60,000
		Total		45,600		Gas fired furnaces		8,657
						Replace vinyl tile		34,295
						Total		322,948
	CA18P002068	Install elevator (ADA code requirements) Additional funding	150,000		CA18P002068	Repeve parking area/stripe & install bumpers		5,000
	Herbert	Replace carpet in units	80,000		88th & Beach	Replace irrigation system		10,000
		Replace trash chute doors and locks	10,000			Total		15,000
		Upgrade landscaping and irrigation	60,000					
		Section 504 repairs and/or modifications	3,253		CA18P002068	Upgrade common area & exterior lighting		5,000
		Compliant signage indicating general information is not provided	80		Herbert	Replace site fencing wrought iron		20,000
		Prune/trim tree branch, average diameter, aerial lift, per branch	4,500			Roof and gutter replacement		100,000
		Replace laundry room counter and sink with accessible unit	800			Generator replacement		50,000
		Total		298,413		Apply elastomeric coating to concrete balconies and decks		48,000
	CA18P002080a-b	Upgrade wrought iron window bars	4,500			Repair spalling and cracking		2,000
	W 84th & 85th St	Replace vehicle gate and operator	6,500			Replace carpet-residential grade		49,432
		Replace exterior doors	5,000			Seal coat and stripe asphalt, no repairs		3,525
		Remodel kitchens to inc cabinets, counter, rangehoods, & lighting	10,000			Total		277,787
		Repair wall/stucco & repaint exterior	15,000		CA18P002080a-b	Replace sub flooring and stair treads		30,000
		Total		41,000	W 84th & 85th St	Replace kitchen cabinets		18,000
						Replace garage doors		5,000
	CA18P002081	Replace stair treads	5,000			Replace floor tiles in units/common area		19,000
	El Segundo II	Replace mailboxes	2,000			Upgrade exterior lighting (EPC)		3,500
		Remodel bathrooms	10,000			Section 504 Evaluation repairs and/or modifications		10,000
		Replace aluminum windows	30,000			Replace vinyl tile		83,824
		Total		47,000		Total		160,324
	CA18P002082	Upgrade landscaping	15,000		CA18P002081	Tree removal		4,800
	Quartz Hill I	Section 504 repairs and/or modifications	4,405		El Segundo II	Repair driveways & walkways		20,000
		Install/replace CCTV system, incl. cameras, cabling, DVR, computer controls	25,000			Repair roof, install gutters		37,488
		Total		44,405		Section 504 Evaluation repairs and/or modifications		20,000
						Replace gas water heater, residential 30 gal		18,540
						Replace irrigation system		7,187
	CA18P002086	Replace wall heaters	30,000			Total		108,238
	Woodcrest I	Replace interior/exterior doors	15,000		CA18P002082	Replace exterior doors		60,000
		Replace interior stair handrails	7,000		Quartz Hill I	Section 504 Evaluation repairs and/or modifications		20,000
		Replace ranges and range hoods	10,000			Replace water heater shut off valve		10,000
		Termite inspection	7,500			Total		90,000
		Underground gas line inspections	7,500					
		Total		77,000	CA18P002088	Replace flooring	10	20,000
	CA18P002087	Regrade landscaping to include site drainage	20,000		Woodcrest I	(CPTED) Replace lighting		10,000
	1818-17 E. 87th St.	Remodel kitchen/bathrooms inc flooring	80,000			Install new mail boxes		2,000
		Total		100,000		Repair common area walkways (REAC)		50,000
						Section 504 Evaluation repairs and/or modifications		16,000
	CA18P002089	Sturry coat driveway and upgrade landscaping	70,000			Overlay asphalt		2,536
	Quartz Hill II	Replace kitchen counters and water heaters	70,000			Paint existing stucco one coat/spray, medium prep work		10,118
		Section 504 Repairs/and/or modifications	2,897			Replace doors and windows		47,387
		Install/replace CCTV system, incl. cameras, cabling, DVR, Computer controls	25,000			Repair eroded lawn areas with sod		2,830
		Total		3,100		Replace irrigation system		25,000
						Total		184,882
		Total		170,787	CA18P002087	Replace interior/exterior doors		8,500
					1818-17 E. 87th St.	Relocate trash chute (CPTED)		4,000
						Upgrade exterior lighting (CPTED)		2,500
						Paint existing stucco one coat/spray, medium prep work		7,784
						Total		22,784
	CA18P002071	Replace forced draft heaters	5,000		CA18P002088	Replace heaters in units		60,000
	Addington/Wald	Security screens with interior release	515		Quartz Hill II	Replace water heater shut off valve		10,000
		Add wall mid exterior lighting	2,040			Replace evaporative condensers		88,130
		Total		7,555		Replace fan coil unit 3 ton		59,785
						Total		187,895
	CA18P002078	Repeve/westripe parking lots	3,000		CA18P002071	Remodel kitchens		15,000
	W. 80th Street	Regrade/landscape site	2,500		Addington/Wald	Replace interior doors		12,000
		Replace composition shingle roof	20,300			Replace roofs and carpors		15,000
		Replace aluminum windows	28,400			Replace doors and windows		26,812
		Replace vinyl tile	33,800			Replace irrigation system		10,000
		Replace interior doors	16,000			Replace wood fascia, incl. prep and paint		190
		Tamper proof 10 year battery	1,800			Seal coat and stripe asphalt, no repairs		3,788
		Cut and Patch concrete paving	2,015			Total		82,790
		Total		101,815				

Capital Fund Program--Five-Year Action Plan  
Part II: Supporting Pages - Physical Needs Work Statement(s)

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

Work for Year 1 501-13	Work Statement for Year 2 FFY 2014				Work Statement for Year 3 FFY 2015			
	Development Name/No.	General Description of Major Work Categories	Quantity	Estimated Cost	Development Name/No.	General Description of Major Work Categories	Quantity	Estimated Cost
	CA18P002078a-b-c	Remodel Kitchens		7,500	CA18P002078	Repair concrete walkways		10,000
	1334 W. 108th St.	Add floor drains to laundry areas		2,000	W. 80th Street	Upgrade interior/exterior lighting		8,000
	8410 Budlong	Upgrade wrought iron window bars		8,000		Repair stucco/paint exterior		50,000
	11128 Budlong	Replace deteriorated wood members		2,000		Asphalt shingles. Install new shingles over existing shingles		9,818
		Replace wrought iron fencing and intercom		10,000		Paint existing stucco one coat, spray, medium prep work		10,119
		Replace interior/exterior doors		14,500		Replace irrigation system		5,000
		Replace ranges and range hoods		3,000		Total		80,797
		Tamper proof 10 year battery		3600	CA18P002078a-b-c	Remodel bathrooms		10,000
		Cut and patch asphalt		9504	1334 W. 108th St.	Replace roof		5,000
		Replace soil and recompact under concrete patio slab		2000	8410 Budlong	Replace VCT on 1st floor		5,000
		Replace vinyl tile		8627	11128 Budlong	Install concrete in back yards		5,000
		Total		77,731		Replace interior/exterior doors & closet doors		15,000
	CA18P002080a	Replace forced air furnaces and wall heaters		15,000		Upgrade vehicle gate operator		3,600
	1536 E. 83rd St.	Replace garage doors		4,000		Install concrete in back yards		5,000
		Total		19,000		Remodel kitchen/bathrooms		25,000
						Paint existing stucco one coat, spray, medium prep work		10,889
	CA18P002080b	Replace VCT tile flooring, including sub floor		48,000		Replace Windows		53830
	82nd & Bandera	Repair exterior and repaint building		17,000		Replace irrigation system		3322
		Total		65,000		Total		141,441
	CA18P002080	Install low-flush toilets		2,500	CA18P002080a	Upgrade exterior lighting (CPTED)		1,000
	Woodcrest II	Replace outside unit gas lines (EPC)		10,000	1536 E. 83rd St.	Landscape site		2,500
		Replace handrails		5,000		Total		3,500
		Replace vinyl tile and base		55,000	CA18P002080b	Replace interior/exterior doors		25,880
		Termite inspection		7,500	82nd & Bandera	Replace forced draft heaters		2,000
		Underground gas line inspections		7,500		Asphalt shingles. Removal and replacement of shingles		13,055
		Total		87,500		Paint existing stucco one coat, spray, medium prep work		9,862
	CA18P002081a	Remodel kitchen/bathrooms inc smoke detectors	18	160,000		Replace irrigation system		10,000
	1115/1116 W 90th	Replace roof		90,000		Seal coat and stripe asphalt, no repairs		2,014
		Total		240,000		Range		4,141
	CA18P002081b	Remodel bathroom		6,000	CA18P002080	Replace windows		20,000
	Carmelita	Replace entry doors		600	Woodcrest II	Upgrade exterior lighting (CPTED)		3,000
		Replace water heaters		1,400		Install new mailboxes	10	1,500
		Upgrade site		4,500		Overlay asphalt		2,536
		Install rain gutters		1,000		Paint existing stucco one coat, spray, medium prep work		10,119
		Add GFCI Receptacles to kitchen sink area		140		Prepare and refinish 3'-0" x 7'-0" steel plat. Door		2,067
		Security screens with interior release		1,545		Repair eroded lawn areas with sod		2,830
		Total		15,185		Replace 2'x6' aluminum window operable		46,340
	CA18P002087	Install block wall		15,000		Replace Irrigation System		25,000
	Triggs	Replace fences		12,800		Total		87,382
		Replace windows and entry doors		7,800	CA18P002081a	Repair/repaint exterior of building		11,578
		Add GFCI Receptacles to kitchen sink area		279	1115/1116 W 90th	Repair front pedestrian gates		3,000
		Remove and replace concrete landing		500		Install sewer main clean-outs		2,500
		Security screens with interior release		3,090		Replace stucco and lath		17,500
		Total		39,269		Total		34,878
	CA18P002081b	Replace operable metal frame window		9,876		CA18P002081b	Replace operable metal frame window	9,876
	Carmelita	Replace vinyl tile		8,827		Replace vinyl tile		8,827
		Total		18,703		Total		18,703

Capital Fund Program--Five-Year Action Plan  
Part II: Supporting Pages - Physical Needs Work Statement(s)

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expire 4/30/2011

Work for Year 1 501-13	Work Statement for Year 2 FFY 2014				Work Statement for Year 3 FFY 2015			
	Development Name/No.	General Description of Major Work Categories	Quantity	Estimated Cost	Development Name/No.	General Description of Major Work Categories	Quantity	Estimated Cost
	CA18P002097	Replace garage door/vehicle gate		25,000	CA18P002091c	Replace fascia board/peint building		100,000
	Monte Manor	Repair wrought iron fencing/perimeter fencing		20,000	Triggs	Replace electrical wiring		1,000
		Remodel kitchens to inc water heaters and cabinets		150,000		Kitchen and bathroom remodel	4	50,000
		Upgrade fire alarm system		60,000		Replace operable metal frame window		20,298
		Central heating for units		15,000		Replace vinyl tile		17,873
		Fire alarm panel addressable, with voice		600		Total		188,271
		Section 504 Evaluation repairs and/or modifications		2,244				
		Total		283,744	CA18P002097	Replace lot-lot equipment		5,000
	CA18P002107a	Replace garage door		1,200	Monica Manor	Replace sub flooring & floor tile		114,000
	Jarvis	Replace ranges and range hoods		1,000		Remodel bathrooms		80,000
		Total		2,200		Replace closet doors & tracks		9,500
						Replace exhaust fans, and flex lines		4,000
						Termite abatement		5,000
						Paint existing stucco one coat, spray, medium prep work		24,298
						Replace gas fired residential 40 gallon water heater		28,000
						Replace playground equipment, vinyl coated steel and plastic		15,000
						Synthetic playground surface		3,878
						Total		288,784
	CA18P002107b	Paint building exterior	1	100,000	CA18P002107a	Repair/repaint exterior of buildings		2,500
	1637 E. 84th St.	Replace exterior doors		3,600	Jarvis	Total		2,500
		Temper proof 10-year battery		800				
		Total		194,400	CA18P002107b	Replace garage doors		5,000
	CA18P002124a-b	Install cleanouts at each unit		10,000	1827 E. 84th St.	Replace forced air furnaces and wall heaters		10,000
	1336-40 W. 108th St.	Replace playground equipment, vinyl coated steel and plastic		20,000		Install wrought iron entry gates & paint fence		3,000
	1087 W. 108th St.	Reinforce interior stairwell handrails		4,500		Paint existing stucco one coat, spray medium prep work		7,224
		Remodel kitchens/bathrooms		122,000		Total		25,224
		Seal coat and strip asphalt, no repairs		5,788	CA18P002134a-b	Upgrade exterior lighting (CPTED)		2,000
		Replace interior/exterior doors		42,353	1838-40 W. 108th St.	Replace roof & carpet @ units		18,000
		Install kitchen sink cleanouts		2,000		Remodel lot-lot and install playground equipment		7,000
		Install landscaping on site		2,000		Repair/repaint exterior of buildings		21,840
		Fire sprinkler 5 year certification		1,500		Repair front entry gate & intercom		3,500
		Seismic strap		900		Replace mailboxes		1,500
		Temper proof 10 year battery		3825		Replace vehicle gate & operator		9,000
		Mineral surface, floor overlay		17806		Vacant Unit Rehab/Prep		100,000
		Remove and replace plywood sheathing		6,078		Asphalt shingles, install new shingles over existing shingles		18,729
		Synthetic playground surface		3,883		Range		8,729
		Total		240,231		Replace irrigation system		10,000
	CA18P002127a-b-c	Replace loop detectors		6,000		Replace tile tub/shower surround		8,148
	ATHENS	Replace exterior doors		8,000		Replace vanity cabinet, counter and sink		21,464
		Replace ranges and range hoods		10,000		Replace vinyl tile		115,024
		Replace wrought iron door gate		3,000		Total		343,728
		Roof leak repair		1,000	CA18P002127a-b-c	Replace interior doors		4,000
		Insect infestation inspection		3,500	ATHENS	Asphalt shingles, install new shingles over existing shingles		35,887
		Replace water heaters		4,620		Vacant Unit Rehab/Prep		200,000
		Total		29,000		Replace interior/exterior doors		13,500
	CA18P002132a-b	Replace heaters		15,000		Paint existing stucco one coat, spray, medium prep work		34,735
	W Imperial	Replace ranges and range hoods		8,000		Re-grading landscape and establishment of ground cover		2,007
		Replace vehicle gate operator		3,000		Replace irrigation system		7,500
		Range		618		Upgrade vehicle gate operator		4,000
		Replace vinyl tile		14,378		Repair/repaint exterior of building		8,000
		Residential kitchen cabinets wall and base		9,874		Total		308,428
		Add wall mt. Exterior lighting		3,900	CA18P002132a-b	Install concrete patios		7,000
		Total		88,270	W Imperial	Upgrade landing		1,500
	CA18P002138	Replace ranges and range hoods		8,000		Replace windows		83,188
	11248 S. Budlong	Upgrade interior lighting		4,000		Cut and patch asphalt		2,112
		Replace water heater and doors		3,500		Replace irrigation system		10,000
		Remove and replace interior hollow core wood door		1,863		Seal coat and strip asphalt, no repairs		3,788
		Repair kitchen cabinets		27,000		Total		117,888
		Paint pedestrian gates		2,500	CA18P002138	Replace doors/hardware/facade		7,500
		Replace vanity cabinet, counter and sink		894	11248 S. Budlong	Replace stair tread/flooring/sub flooring		30,000
		Replace vinyl tile		7,188		Upgrade exterior lighting		3,500
		Residential kitchen cabinets wall and base/counter top w/new sink		5,167		Repair/repaint wrought iron fence		5,000
		Smoke detectors		7,850		Replace VCT tile		35,000
		Section 504 evaluation repairs and/or modifications		1,063		Replace vehicle gate operator		4,600
		Termite inspection		7,500		Asphalt shingles, install new shingles over existing shingles		8099
		Gas fired furnace 45 MBH no AC		2,898		Paint existing stucco one coat, spray, medium prep work		10,118
		Total		79,834		Replace gas fired residential 40 gallon water heater		8400
	CA18P002168	Balconies/Stair resurface		250,000		Replace irrigation system		8858
	Sundance	Remodel kitchen/bathrooms		400,000		Scrape and paint metal fence		5813
		Tree removal for irrigation/operations		6,000		Total		128,789
		Section 504 Evaluation repairs and/or modifications		3,570	CA18P002168	Redesign & replace vehicle gate/intercom		20,000
		Install/replace bathtub transfer seat, folding stainless steel and phenolic		900	Sundance	Regrade front area of each unit		16,000
		Regrading landscape and establishment of ground cover		50,089		Replace irrigation system		120,000
		Total		718,559		Replace wrought iron fence		35,020
	CA18P002167	Security screens with interior release		1,545		Total		180,020
	Firmosa	Total		1,444	CA18P002167	(CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates.		6,000
	Unaley	Security screens with interior release		2050		Section 504 Evaluation repairs and/or modifications		10,000
		Total		2050		Vacant Unit Rehab/Prep		10,000
						Total		28000

Capital Fund Program--Five-Year Action Plan  
Part II: Supporting Pages - Physical Needs Work Statement(s)

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

Work Statement for Year 4 FFY 2016				Work Statement for Year 5 FFY 2017			
Development Name/No.	General Description of Major Work Categories	Quantity	Estimated Cost	Development Name/No.	General Description of Major Work Categories	Quantity	Estimated Cost
CA18P002001 Carmellita	Replace bathroom doors and door jams Replace floor tile (178 units) Phase 3 Remodel Kitchen (132 units) Phase 3 Remodel bathrooms at Community Center & Admin bldg (8 bathrooms) Repair exterior concrete stairs Resurface asphalt basketball court A/C, DX package 5-ton Built-up roofing, Total roof replacement Vacant Unit Rehab/Prep		2,124,500 850,000 1,700,000 25,000 1,000,000 14,908 32,261 2,000,000 100,000	CA18P002001 Carmellita	Replace pole lights in parking lots (EPC) Replace floor tile (178 units) Phase 4 Remodel Kitchen (132 units) Phase 4 Replace Windows and doors Replace carpet-standard commercial Replace gas fired residential 40-gallon water heater (3) Section 504 Evaluation repairs and/or modifications		88,000 850,000 1,700,000 7,871,500 27,750 784,000 100,000
	Total		7,848,888		Total		10,818,250
CA18P002002 Harbor Hills	Replace concrete walkways/install handrails (ADA)-Phase 2 Replace vinyl tile and sheet Replace vanity cabinet, counter and sink Install exhaust fans in bathrooms Maintain main lines (sewer plumbing) inc water shut off valves Vacant Unit Rehab/Prep Replace gas fired residential 40-gallon water heater Replace aluminum downspouts and gutters		500,000 160,000 289,871 200,000 100,000 100,000 421,400 188,414	CA18P002002 Harbor Hills	Asphalt shingles. Removal and replacement of shingles Fire alarm panel addressable, with voice Heat pump air to air Mineral Surface, Roof overlay Replace interior uncommon area lighting (EPC) Install stair cover base (301 units) Section 504 Evaluation repairs and/or modifications Replace vinyl tile Replace tile tub/shower surround		4,870 13,299 38,097 704,248 500,000 42,000 100,000 1,545,635 171,541
	Total		1,848,888		Total		5,120,880
CA18P002004 Nueva Maravilla	(CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates. A/Cs submeter & replace floor tile Roof replacement/gutter replacement Asphalt shingles. Removal and replacement of shingles Residential kitchen cabinets wall and base, countertop Replace bathtub & faucet and fiberglass tub shower surround Replace Carpet- residential grade and standard commercial Replace doors and windows		151,758 1,000,000 800,000 2,000,000 2,707,847 1,767,888 167,417 2,824,714	CA18P002004 Nueva Maravilla	Replace wrought iron backyard fencing Replace floors in community room Replace exterior gates/fencing at Rosas Replace fire alarm/sprinkler system at Rosas Replace steel and aluminum doors Gas fired furnace 75 MSH no AC Gas wall heater 17.5 MSH Section 504 Evaluation repairs and/or modifications		1,000,000 40,000 100,000 800,000 1,813,871 836,391 238,587 100,000
	Total		11,308,820		Total		4,828,828
CA18P002014a Westonhill	(CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates. Replace window coverings Replace air conditioners and heaters		25,000 342,672 300,000	CA18P002014a Westonhill	Balconies Railing Replacement Retaining wall repairs/landscaping for erosion Section 504 Evaluation repairs and/or modifications Built up roofing, Place new membrane over existing Replace doors/patio doors/siding doors Refrigerator Residential kitchen countertop and cabinets Replace domestic hot water boiler, 80-100 MSH		800,000 50,000 20,000 185,818 484,183 89,137 354,003 119,207
	Total		687,672		Total		2,088,248
CA18P002014b Palm	(CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates. Replace roof Replace building entry/exit door per HUD 504 survey Replace bathroom showers, tubs, sinks & fans Replace closet doors & tracks		25,000 200,000 20,000 264,000 31,750	CA18P002014b Palm	Install new sprinkler system Section 504 Evaluation repairs and/or modifications Replace doors and windows Residential kitchen countertop, cabinets		6,000 20,000 520,188 262,478
	Total		630,750		Total		850,668
CA18P002015 Marina Manor I	Replace trash chutes & doors Install fluorescent lights in all units (EPC) Paint existing stucco one coat, spray, medium prep work Residential kitchen countertops and cabinets Replace vanity cabinet, counter and sink Replace unit ventilators		112,000 200,000 155,104 868,383 100,120 8,500	CA18P002015 Marina Manor I	Remodel bathrooms Jet all lines Lighting retrofit all areas inc hallway lighting/emergency lighting Section 504 Evaluation repairs and/or modifications Built up roofing, Place new membrane over existing Range Replace ceramic tile Replace acoustical ceiling tile system, complete incl demo Replace vinyl tile	112	1,000,000 40,000 50,000 20,000 82,008 57,472 2,488 15,534 473,252
	Total		1,334,107		Total		1,711,428
CA18P002016 Francisco Villa	(CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates. Resurface parking lots and replace sidewalks (additional funds) 5'x7' operable metal frame window Patio glass screen door replacement Demolish carports Modernize hydraulic elevator controller and signals, to 3 stories Replace domestic hot water storage tank, 180 gal.		35,000 200,000 149,840 89,000 100,000 372,000 8,187	CA18P002016 Francisco Villa	Install walkway & emergency exit gate Roof Replacement Replace domestic Hot Water Boiler, gas fired, 770-8670 MSH Upgrade landscaping & irrigation Replace utility and storage room doors & trash chute doors Replace vanity cabinet, counter and sink Residential kitchen cabinets wall and base Residential kitchen countertop, plastic laminate, postformed backplash Replace style zone package rooftop unit, gas fired, 6 tons Gas Wall heater 24 MSH Range		10,000 200,000 18,898 25,000 25,000 79,559 398,150 41,145 11,414 188,404 48,585
	Total		959,827		Total		899,183
CA18P002018 Ocean Park	(CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates. Replace Windows Replace gas fired residential heaters		15,000 88,838 34,888	CA18P002018 Ocean Park	Replace refrigerators in senior units Replace fire extinguishers & boxes Modify building reception/entrance system Lighting retrofit all areas Section 504 Evaluation repairs and/or modifications Asphalt shingles. Install new shingles over existing shingles Gas wall heater 24 MSH		3,500 9,000 2,000 10,000 10,000 23,265 20,000
	Total		148,822		Total		77,788
CA18P002020a 1104 W. 108th St.	(CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates. Re-pipe all units with copper pipes Vacant Unit Rehab/Prep Paint existing stucco one coat, spray medium prep work Replace aluminum windows Residential kitchen cabinets and countertops Replace vanity cabinet, countertop and sink Replace metal stage In place hot reused asphalt paving		25,000 75,000 50,000 9,241 35,286 66,889 8,639 12,448 2,025	CA18P002020a 1104 W. 108th St.	Replace smoke detectors Asphalt shingles. Install new shingles over existing shingles Replace aluminum windows Upgrade exposed plumbing (CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates. Section 504 Evaluation repairs and/or modifications Range Replace aluminum downspouts Replace water heater, commercial 100 gal		5,000 8,858 99,250 8,500 15,000 10,000 5,178 764 8,891
	Total		277,818		Total		189,539
CA18P002020b Normandie	(CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates. Upgrade building drains in the back Replace rain gutters Repair 2nd floor patio balconies Vacant Unit Rehab/Prep Replace windows and door Gas Wall Heater Replace vanity cabinet, counter and sink		20,000 15,000 10,000 35,000 50,000 388,005 52,981 23,242	CA18P002020b Normandie	Replace smoke detectors Replace vinyl tile Replace water heater, commercial 100 gal (CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates. Section 504 Evaluation repairs and/or modifications Range		14,000 100,846 82,937 20,000 5,000 14,483
	Total		693,286		Total		217,078
CA18P002020c Century/Wilton	(CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates. Paint stucco one coat, spray, medium prep work		25,000 34,250	CA18P002020c Century/Wilton	Asphalt shingles, install new shingles over existing shingles Replace refrigerators (seniors)		56,881 20,000
	Total		69,250		Total		76,881
CA18P002020d Williamson	(CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates. Landscaping and irrigation replacement Vacant Unit Rehab/Prep Replace vanity cabinet, countertop and sink Replace gas fired residential 40 gallon water heater Replace vinyl tile Range		5,000 60,000 20,000 7,151 6,000 28,758 2,070	CA18P002020d Williamson	Replace smoke detectors Replace vinyl tile Replace water heater, commercial 100 gal (CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates. Section 504 Evaluation repairs and/or modifications Range		14,000 100,846 82,937 20,000 5,000 14,483
	Total		118,877		Total		217,078



Capital Fund Program--Five-Year Action Plan  
Part II: Supporting Pages - Physical Needs Work Statement(s)

Work Statement for Year 4 FFY 2016				Work Statement for Year 5 FFY 2017			
Development Name/No.	General Description of Major Work Categories	Quantity	Estimated Cost	Development Name/No.	General Description of Major Work Categories	Quantity	Estimated Cost
CA18P002021a	(CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates.		15,000		Remodel kitchen/bathrooms		60,000
1101 W 91st Street	Vacant Unit Rehab/Prep		20,000		Vacant Unit Rehab/Prep		60,000
	Paint existing stucco one coat, spray, medium prep work		25,005		Mineral surface, roof overlay		20,704
	Total		60,005		Install 1.6 gallon low-flush toilets		36,000
					Replace boilers and heat pumps		187,402
CA18P002021b	(CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates.		5,000		Residential kitchen cabinets and countertops		206,680
E 119th Street	Vacant Unit Rehab/Prep		20,000		Replace vanity cabinet, counter, and sink		36,767
	Paint existing stucco		2,491		Total		681,824
	Replace gas fired residential 40 gallon water heater		4,200	CA18P002020d	Replace smoke detectors		2,000
	Total		31,691	Williamson	Repair common area flooring (concrete walkway)		100,000
					Section 504 Evaluation repairs and/or modifications		6,000
CA18P002021c	(CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates.		10,000		Residential kitchen countertop and cabinets		20,868
E 91st Street	Vacant Unit Rehab/Prep		20,000		Gas wall heater 24 MBH		7,888
	Residential kitchen countertops and cabinets wall and base		38,484		Total		138,236
	Replace gas fired residential 40 gallon water heater		5,400				
	Total		74,884				
				CA18P002021e	Replace smoke detectors		8,000
CA18P002021d	(CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates.		5,000	1101 W 91st Street	Replace wall and water heaters		10,600
1100 W 108th St	Upgrade stair & landing rail		15,000		Section 504 Evaluation repairs and/or modifications		20,000
	Vacant Unit Rehab/Prep		60,000		Replace windows and doors		146,748
	Paint existing stucco one coat, spray, medium prep work		11,876		Replace vanity cabinet, counter and sink		15,187
	Replace 3"x4" aluminum window operable		36,285		Replace vinyl tile		84,701
	Replace gas water heater, residential 30 gal		12,854		Residential kitchen cabinets and countertops		97,318
	Replace vanity cabinet		8,938		Replace water heater, commercial 100 gal		17,882
	Residential kitchen countertop 10.5' white sink		10,530		Total		380,442
	Residential kitchen cabinets wall and base		61,711	CA18P002021b	Replace smoke detectors		1,000
	Total		211,078	E 119th Street	Landscape site		20,000
CA18P002021e	(CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates.		10,000		Replace wrought iron fence		10,000
W. 107th Street	Vacant Unit Rehab/Prep		20,000		Section 504 Evaluation repairs and/or modifications		20,000
	Paint existing stucco one coat, spray, medium prep work		11,876		Gas wall heater 24 MBH		61,000
	Replace gas water heater, residential 30 gal		23,216		Replace vanity cabinet, counter and sink		2,000
	Total		64,882		Residential kitchen countertops and cabinets		12,186
					Replace vinyl tile		12,221
					Total		129,386
CA18P002021f	(CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates.		2,000	CA18P002021c	Replace smoke detectors		8,000
McBride	Vacant Unit Rehab/Prep		15,000	E 91st Street	Section 504 Evaluation repairs and/or modifications		20,000
	Replace gas fired residential 40 gallon water heater		5,600		Replace electrical boxes		1,000
	Replace sheet vinyl		11,835		Section 504 Evaluation repairs and/or modifications		20,000
	Replace vanity cabinet, counter and sink		3,678		Replace solid core and metal grated doors		80,279
	Total		37,811		Replace vanity cabinet, counter and sink		4,470
CA18P002021g	(CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates.		2,000		Replace vinyl tile		35,845
Stinsons	Roof and gutter replacement		60,000		Range		3,108
	Repair stucco/Paint exterior		20,000		Install/replace air cooled DX condensing unit		17,408
	Vacant unit Rehab/Prep		20,000		Gas fired furnace 60 MBH with AC		11,788
	Replace gas water heater, residential 30 gal		5,181		Total		69,237
	Total		87,181	CA18P002021d	Replace smoke detectors		5,000
				1100 W 108th St	Regrade & landscape site		2,500
CA18P002022	(CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates.		24,000		Replace built-up roof		18,000
El Segundo I	Upgrade/Install landscaping		20,000		Replace aluminum windows		23,300
	Replace concrete stair treads		20,000		Replace interior doors		12,000
	Vacant Unit Rehab/Prep		60,000		Remodel kitchens & bathrooms		75,300
	Gas fired furnace 45 MBH no AC		44,884		Replace water heaters		5,500
	Install/replace steel stairs, concrete filled pan, shop fabricated, picket rail		43,500		Section 504 Evaluation repairs and/or modifications		20,000
	Paint existing stucco one coat, spray, medium prep work		10,489		Replace aluminum gutters and spouts		3,749
	Replace aluminum window operable		75,567		Asphalt shingles, install new shingles over existing shingles		16,882
	Replace solid core, painted doors		48,528		Range		5,178
	Replace aluminum down spouts and gutters		10,821		Total		188,607
	Residential kitchen cabinet and countertop with new sink		178,865				
	Total		827,872	CA18P002021e	Replace smoke detectors		8,000
CA18P002022a	(CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates.		20,000	W. 107th Street	Upgrade wrought iron doors and window bars		5,000
Carmelitos Sts	ADA accessible outside entry gate		50,000		Upgrade playground equipment		5,000
	ADA double-lane entry door in Rec Room		80,000		Section 504 Evaluation repairs and/or modifications		20,000
	ADA "Van Accessible" parking area designated space		10,000		Gas Wall heater 24 MBH		68,118
	ADA exterior stairs by providing handrails & extensions		20,000		Range		9,317
	Apply elastomeric coating to concrete balconies and decks		73,728		Replace aluminum sliding door		35,821
	Modernize hydraulic elevator controller and signals, to 3 stories		292,000		Replace vanity cabinet, counter and sink		32,181
	Range 6-burner 60" wide w/ griddle		8,039		Replace Vinyl tile		178,821
	Replace Reach In refrigerator 68 CF		7,795		Residential kitchen countertop w/ new sink		18,853
	Total		661,668		Total		840,412
CA18P002022b	(CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates.		10,000	CA18P002021f	Replace smoke detectors		2,000
Marina Manor II	Replace generator		120,000	McBride	Replace storage room doors & patch and paint common areas		5,000
	Section 504 Evaluation repairs and/or modifications		20,000		Remodel bathrooms		20,000
	Upgrade irrigation and landscaping (EPC)		20,000		Replace ranges/hoods		6,000
	Replace balcony screen doors		15,000		Section 504 Evaluation repairs and/or modifications		40,000
	Vacant Unit Rehab/Prep		40,000		Replace carpet-residential grade		5,809
	Paint existing stucco one coat, spray, medium prep work		30,067		Gas wall heater 24 MBH		7,589
	Refrigerator		46,636		Total		88,379
	Replace ceramic tile		2,780	CA18P002021g	Replace smoke detectors		2,000
	Replace carpet-standart commercial		17,206	Stinsons	Upgrade Landscape/Irrigation		3,000
	Replace vinyl sheet		3,723		Replace entry doors & garage doors		2,000
	Replace sliding metal closet doors		71,000		Section 504 Evaluation repairs and/or modifications		20,000
	Replace vanity cabinet, counter and sink		83,488		Range		2,070
	Residential kitchen cabinets wall and base/ countertop with new sink		396,067		Replace vanity cabinet, counter and sink		5,678
	Total		668,848		Replace vinyl tile		7,189
					Residential kitchen cabinets wall and base		23,038

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Development Name/No.	General Description of Major Work Categories	Quantity	Estimated Cost	Development Name/No.	General Description of Major Work Categories	Quantity	Estimated Cost
CA18P002029	(CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates.		15,000		Residential kitchen countertops, plastic laminate, postformed back splash		2,589
Foothill Villa	Replace landscaping		25,000		Total		86,868
	Repair/repaint exterior of building		100,000				
	Asphalt shingles. Removal and replacement of shingles		29,840	CA18P002029	Replace smoke detectors		16,000
	Refrigerator/Ranges		75,000	El Segundo I	Replace finish hardware		6,800
	Total		244,840		Replace windows with aluminum windows		200,000
CA18P002030	Paint interior walls, drywall		88,862		Replace patio doors		6,000
Orchard Arms	Repair and seal coat asphalt		22,179		Section 504 Evaluation repairs and/or modifications		20,000
	Replace bath counter top and sink		12,346		Range s/Refrigerators		40,000
	Replace carpet-residential grade		268,840		Replace aluminum sliding door		10,774
	Replace carpet-standard commercial		210,897		Replace gas water heater, residential 30 gal		38,861
	Replace sheet vinyl		248,410		Residential kitchen countertops, plastic laminate, postformed back splash		2,774
	Total		848,828		Total		340,209
CA18P002032	Remodel bedrooms		200,000	CA18P002039	Replace plastic guard for ADA units along exposed doorways (ADA)		200,000
Southway Gardens	Replace carpet in 8 units		20,000	Carmelitas Ite	Install security cameras (CPTED)		20,000
	Section 504 Evaluation repairs and/or modifications		20,000		Section 504 Evaluation repairs and/or modifications		50,000
	Vacant Unit Rehab/Prep		100,000		Vacant Unit Rehab/Prep		20,000
	AC through the wall unit 1 ton		82,674		Replace Windows and doors		100,000
	Paint existing stucco one coat, spray, medium prep work		35,163		Built up roofing. Total roof replacement		871,261
	Replace vinyl tile		78,635		Asphalt shingles. Install new shingles over existing shingles		78,604
	Asphalt shingles. Install new shingles over existing shingles		75,822		Replace vinyl sheets and tile		288,231
	Total		816,291		Residential kitchen cabinets, countertops, wall and base		209,492
CA18P002039	CPTED Replace lighting, fencing, pedestrian gates, and motorized gates.		15,000		Fire alarm panel 12 zone		836,113
Whittier Manor	Replace carpet in units and common area VCT		100,000		Heat pump through the wall 1.5 ton		12,860
	Section 504 Evaluation repairs and/or modifications		20,000		Package units, gas heat, 4 ton cooling		758,268
	Vacant Unit Rehab/Prep		50,000		Range		51,886
	Built up roofing. Total roof replacement		113,842		Refrigerator		101,680
	AC through the wall unit 1 ton		38,030		Total		9,878,504
	Replace vinyl tile		18,750	CA18P002037	Replace mailboxes		6,000
	Refrigerator/Ranges		60,000	Marina Manor II	Replace vanities, toilets, medicine cabinets, fans		88,000
	Total		413,732		Replace exterior doors, locks, thresholds		148,000
CA18P002034	Section 504 Evaluation repairs and/or modifications		10,000		Replace wrought iron fencing & gate		40,000
4th & Mednick	CPTED Replace lighting, fencing, pedestrian gates, and motorized gates.		2,000		Replace ceiling tile		3,000
	Vacant Unit Rehab/Prep		15,000		Built up roofing. Place new membrane over existing		95,885
	Gas fired furnace 45 MBH no AC		2,898		Replace entrance and hallway carpet with VCT tile		50,000
	Paint existing stucco one coat, spray, medium prep work		3,892		Lighting retrofit all areas		10,000
	Total		33,890		Survey sewer lines		15,000
CA18P002048	CPTED Replace lighting, fencing, pedestrian gates, and motorized gates.		6,000		Fire alarm panel 12 zone		4,320
Artemis/Olympic	Section 504 Evaluation repairs and/or modifications		10,000		Gas fired wall heater and furnace		118,386
	Vacant Unit Rehab/Prep		10,000		Range		36,760
	Residential kitchen cabinets wall and base/ countertops w/ new sink		82,853		Replace acoustical ceiling tile system, fire rated, incl. demo		3,581
	Replace vinyl tile		29,861		Replace vinyl tile		299,887
	Replace doors		48,811	CA18P002039	Weatherproof building (RR)		118,888
	Total		188,525	Foothill Villa	Replace unit ACs and common areas		50,000
CA18P002062	CPTED Replace lighting, fencing, pedestrian gates, and motorized gates.		6,000		Cast iron tub and ceramic tile		75,000
El Segundo II	Section 504 Evaluation repairs and/or modifications		10,000		Total	82	180,000
	Vacant Unit Rehab/Prep		50,000				308,000
	Replace aluminum window operable		23,174	CA18P002039	Add carpets		70,000
	Paint existing stucco one coat, spray, medium prep work		19,480	Orchard Arms	Paint building exterior		100,000
	Seal coat and stripe asphalt, no repairs		1,190		Cast iron tub and ceramic tile	4	600,000
	Total		108,824		Replace unit AC's and heaters		280,000
CA18P002088	(CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates.		2,000		Replace roof		581,819
88th & Bosch	Section 504 Evaluation repairs and/or modifications		10,000		(CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates.	4	20,000
	Vacant Unit Rehab/Prep		20,000		Install fencing in parking areas		120,000
	Replace gas fired residential 40 gallon water heater		5,600		Fire alarm panel 12 zone		4,320
	Total		37,600		Modernize hydraulic elevator controller and signals, up to 3 stories		72,000
CA18P002088	(CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates.		10,000		Refrigerator		119,842
Herbert	Vacant Unit Rehab/Prep		40,000		Replace aluminum window and doors		630,106
	Section 504 Evaluation repairs and/or modifications		10,000		Replace fiberglass tub/shower surround		201,248
	Metal frame window		156,818		Replace vanity cabinet, counter and sink		147,488
	AC through the wall unit		38,030		Replace vinyl tile		17,973
					Residential kitchen cabinets wall and base		94,722
					Total		2,858,727
				CA18P002032	Replace aluminum windows		200,000

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Development Name/No.	General Description of Major Work Categories	Quantity	Estimated Cost	Development Name/No.	General Description of Major Work Categories	Quantity	Estimated Cost
	Carpeted steps		18,759	Southbay Gardens	Built up roofing. Place new membrane over existing		300,000
	Install/repair air cooled DX condensing unit		8,828		Fire alarm panel 12 zone		4,320
	Paint existing stucco one coat, spray, medium prep work		41,800		Gas fired furnace 60 MBH no AC		173,145
	Refrigerator/Ranges		60,000		Package units, gas heat, 10 ton cooling		82,744
	Replace vinyl tile		85,406		Range		61,781
	Residential kitchen cabinets wall and base/ countertop w/ new sink		179,536		Refrigerator		66,542
	Total		848,878		Replace aluminum downspouts and gutters		66,498
CA16P002080a-b W 84th & 85th St	Upgrade landscaping	2,000		Total			828,890
	(CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates.	2,000		CA16P002093	Replace roof	2,000	200,000
	Section 504 Evaluation repairs and/or modifications	10,000		Whittier Manor	Replace unit and common area AC's		100,000
	Vacant Unit Rehab/Prep	40,000			Replace generator		500,000
	(CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates.	12,000			Replace trash chute doors and lock		10,000
	Remodel bathrooms	10,000			Gas wall heater 17.5 MBH		77,832
	Replace vanity cabinet, counter and sink	14,303			Fire alarm panel addressable, with voice		13,369
	Replace doors and windows	82,728			Replace doors and windows		302,168
	Paint existing stucco one coat, spray, medium prep work	24,512			Replace vanity cabinet, counter and sink		43,802
	Remove and replace concrete sidewalk	23,919			Replace tank water closet		27,063
	Residential kitchen countertop	102,73			Replace vinyl tile		66,570
	Replace gas water heater	10,263		Total			1,340,816
	Total		200,488				
CA16P002081 El Segundo 9	Replace wall heaters	10,000		CA16P002094	Rehab to inc all doors, windows, flooring, kitchen and bathrooms remodel		70,000
	(CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates.	2,000		4th & Mednick	Asphalt shingles. Removal and replacement of shingles		12,122
	Replace vinyl tile and base	9,000			Replace gas fired residential 40 gallon water heater		2,800
	Replace forced-air furnaces	16,000		Total			84,922
	Rubber steps	5,499		CA16P002098	Rehab to inc exterior painting, fencing, doors, kitchen and bathroom remodel		16,000
	Seal coat and stripes asphalt, no repairs	1,630		Arizona/Olympic	Replace tank water closet		19,878
	Replace aluminum windows	25,189			Replace gas fired residential 40-gallon water heater		26,300
	Paint existing stucco one coat, spray, medium prep work	5,449			Gas fired furnace 45 MBH no AC		26,878
	Total		73,887	Total			180,006
CA16P002092 Quartz Hill I	(CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates.	5,000		CA16P002092	Rehab to inc roof, wall heaters, stair treads, kitchen and bathroom remodel		160,000
	Replace water heaters	25,907		El Segundo II			160,000
	Replace swamp coolers with air conditioners (ARRA)	300,000		CA16P002098	Rehab to inc roof, doors, flooring, kitchen and bathroom remodel		100,000
	Vacant Unit Rehab	40,000		88th & Beach	Paint existing stucco one coat, spray, medium prep work		9,582
	Seal coat and stripes asphalt, no repairs	3,788		Total			108,582
	Asphalt shingles. Removal and replacement of shingles	55,950		CA16P002098	Repair Stucco/Paint Building Exterior		200,000
	Total		480,846	Herbert	Repave front walkway & parking lot		15,000
CA16P002098 Woodcrest I	(CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates.	5,000			Replace kitchen cabinets & countertops		99,000
	Repair wrought iron security doors and gates	5,000			Replace A/Cs in common areas		4,000
	Replace water heaters and furnaces	25,000			Replace doors		168,187
	Vacant Unit Rehab/Prep	20,000			Replace vanity cabinet, counter and sink		41,121
	Replace storage & interior doors inc closet doors	66,000			Replace tank water closet		25,367
	Replace doors	30,793			Replace tanks and boilers		30,880
	Replace vanity cabinet, counter and sink	17,878			Replace heaters and furnace		78,882
	Residential kitchen countertop w/ new sink	10,530			Fire alarm panel addressable with voice		13,369
	Total		199,301		Asphalt shingles. Removal and replacement of shingles		68,234
CA16P002097 1616-17 E. 87th St.	(CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates.	2,000		Total			719,890
	Section 504 Evaluation repairs and/or modifications	20,000		CA16P002098a-b W 84th & 85th St	Replace smoke detectors	4,000	
	Vacant Unit Rehab/Prep	10,000			(CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates.		16,000
	Asphalt shingles. Removal and replacement of shingles	11,190			Residential kitchen cabinets wall and base		48,398
	Built up roofing. Total roof replacement	6,139			Replace wall heaters		5,600
	Replace aluminum downspouts and gutters	4,150			Replace interior/exterior doors		12,840
	Replace bath countertop and sink	5,487			Replace aluminum downspouts and gutters		24,028
	Replace gas water heater, residential 30 gal	5,181			Range		4,141
	Replace vinyl tile	32,710			Gas fired furnace		1,2853
	Residential kitchen cabinets wall and base/counter top w/ new sink	30,542			Asphalt shingles. Install new shingles over existing shingles		18982
	Total		128,288	Total			142,810
CA16P002099 Quartz Hill II	(CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates.	5,000		CA16P0020981	Replace smoke detectors	2,500	
	Section 504 Evaluation repairs and/or modifications	10,000		El Segundo II	Vacant Unit Rehab/Prep	20,000	
	Vacant Unit Rehab/Prep	40,000			Landscape and regrade site	4,500	
	Seal coat and stripes asphalt, no repairs	3,788			Refrigerator	8,820	
	Total		68,788		Range	8,728	
CA16P002071 Addington/Wald	(CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates.	2,000			Gas fired furnace	22,606	
	Section 504 Evaluation repairs and/or modifications	10,000			Replace vanity cabinets wall and base	23,242	
	Vacant Unit Rehab/Prep	10,000			Replace vinyl tile	107,855	
	Residential kitchen cabinets wall and base/counter top w/ new sink	17,879			Residential kitchen cabinet, counter and sink	21,450	
	Replace vinyl tile	23,005		Total			217,395
	Replace vanity cabinet, counter and sink	5,364		CA16P002092	Replace smoke detectors	10,000	
	Replace gas fired residential 40 gallon water heater	4,200		Quartz Hill I	Replace interior doors	75,000	
	Paint existing stucco one coat, spray medium prep work	9,029			Install new kitchen counter tops	80,000	
	Total		81,868		Paint existing stucco one coat, spray, medium prep work	40,477	
CA16P002078 1027-29 W. 90th St.	(CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates.	2,000			Range	10,352	
	Section 504 Evaluation repairs and/or modifications	10,000			Replace vanity cabinet, counter and sink	17,878	
	Vacant Unit Rehab/Prep	10,000			Replace vinyl tile	143,780	
	Replace gas fired residential 40 gallon water heater	8,400			Residential kitchen cabinets wall and base/counter top, plastic laminate	81,827	
	Replace vanity cabinet, counter and sink	5,364		Total			469,014
	Total		88,784	CA16P002098	Replace smoke detectors	5,000	
				Woodcrest I	Section 504 Evaluation repairs and/or modifications	10,000	
					Upgrade landscape & install "hot lot"	75,000	
					Vacant Unit Rehab/Prep	20,000	

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Development Name/No.	General Description of Major Work Categories	Quantity	Estimated Cost	Development Name/No.	General Description of Major Work Categories	Quantity	Estimated Cost
CA16P002077a-b-c	(CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates.		7,000		Replace individual gas lines (EPC)		50,000
1334 W. 108th St.	Section 504 Evaluation repairs and/or modifications		80,000		Replace aluminum gutters and downspouts		18,840
8410 Budlong	Vacant Unit Rehab/Prep		40,000		Range		5,176
11128 Budlong	Asphalt shingles. Install new shingles over existing shingles		10,830		Asphalt shingles. Install new shingles over existing		18,882
	Replace vanity cabinet, counter and sink		12,516		Residential kitchen cabinets wall and base		49,388
	Residential kitchen cabinets wall and base		29,821		Replace vinyl tile		75,844
	Residential kitchen countertops whewr sink		8,316				
	Repair stucco/repairs		10,000				
	Total		178,084	CA16P002067	Replace smoke detectors		2,000
CA16P002080a				1818-17 E. 87th St.	Replace heaters and water heaters		15,000
1538 E. 83rd St.	Replace forced draft heaters		5,000		Gas fired furnace		8,828
	(CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates.		2,000		Range		2,670
	Section 504 Evaluation repairs and/or modifications		10,000		Refrigerator		2,822
	Vacant Unit Rehab/Prep		10,000		Replace doors and windows		29,773
	Paint existing stucco one coat, spray, medium prep work		5,449				
	Replace aluminum window operable		12,081	CA16P002068	Replace smoke detectors		10,000
	Replace bath counter top and sink		2,743	Quartz Hill II	Replace furnace ducts		80,000
	Replace gas water heater		2,891		Extend maintenance supply room		40,000
	Residential kitchen cabinets wall and base		13,185		Replace gas water heater, residential 30 gal		25,807
	Residential kitchen countertop whewr sink		2,708		Asphalt shingles. Removal and replacement of shingles		57,815
	Total		88,748		Paint existing stucco one coat, spray, medium prep work		37,383
CA16P002080b					Range		10,362
82nd & Blanders	Upgrade wrought iron window bars		2,000		Replace vanity cabinet, counter and sink		17,878
	(CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates.		5,000		Replace vinyl tile		143,780
	Replace smoke detectors		4,000		Residential kitchen cabinets wall and base/countertop, plastic laminate		81,827
	Section 504 Evaluation repairs and/or modifications		10,000				
	Vacant Unit Rehab/Prep		10,000	CA16P002071	Replace smoke detectors		1,500
	Residential kitchen cabinets wall and base/countertop whewr sink		47,818	Addington/Wald	Replace interior/exterior doors		12,000
	Replace vinyl tile		54,483		Repair exterior and repaint building		9,000
	Replace vanity cabinet, counter and sink		14,303		Asphalt shingles. Removal and replacement of shingles		7,480
	Replace gas water heater, residential 30 gal		10,383				
	Replace aluminum window operable		28,212				
	Refrigerator		5,243	CA16P002078	Replace smoke detectors	8	3,000
	Total		181,838	W. 90th Street	Replace heaters	8	18,000
CA16P002080					Upgrade wrought iron window bars		3,000
Woodcrest II	(CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates.		5,000		Replace bathroom sinks and lavatories	8	4,000
	Replace water heaters & forced air furnaces	10	20,000		Replace windows and door		89,885
	Section 504 Evaluation repairs and/or modifications		20,000		Replace vinyl tile		63,818
	Remove trees		5,000		Range		3,108
	Vacant Unit Rehab/Prep		20,000		Gas fired furnace		8,893
	Gas-fired furnace 60 MBH no AC		17,314				
	Remove and replace interior hollow core wood door		20,793				
	Replace gas water heater, residential 30 gal		12,954	CA16P002077a-b-c	Replace smoke detectors		5,500
	Replace Sliding metal sliding closet doors 5x8		10,000	1334 W. 108th St.	Upgrade vehicle gate and operator		8,500
	Replace vanity cabinet, counter and sink		17,885	8410 Budlong	Replace all interior doors		14,400
	Residential kitchen countertop 10.5' whewr sink		10,530	11128 Budlong	Replace exterior doors		2,000
	Total		188,458		Gas fired furnace		18,728
CA16P002081a					Replace aluminum windows		68,200
1118/1118 W 90th	Range		8,317		Paint existing stucco one coat, spray, medium prep work		17,438
	(CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates.		2,000		Refrigerator		5,893
	Section 504 Evaluation repairs and/or modifications		10,000		Refrigerator		2,000
	Vacant Unit Rehab/Prep		20,000		Replace gas fired residential 40 gallon heater		164,000
					Replace vinyl tile		82,853

Capital Fund Program--Five-Year Action Plan  
Part II: Supporting Pages - Physical Needs Work Statement(s)

Work Statement for Year 4 FFY 2016				Work Statement for Year 5 FFY 2017			
Development Name/No.	General Description of Major Work Categories	Quantity	Estimated Cost	Development Name/No.	General Description of Major Work Categories	Quantity	Estimated Cost
CA18P002091b Carmella	Refrigerator		11,796				
	Replace vanity cabinet, counter and sink		18,091		Total		321,718
	Replace vinyl tile		83,457	CA18P002090a	Replace smoke detectors		1,000
	Residential kitchen countertop w/ new sink		18,053	1835 E. 83rd St.	Replace exterior doors		1,400
	Residential kitchen countertop, plastic laminate, post formed backplash		1,684		Repair/Replace exterior of building		6,000
	Residential kitchen cabinets wall and base		88,863		Replace vinyl tile		18,175
	Seal coat and stripe asphalt, no repairs		3,232		Replace aluminum gutters and downspouts		4,659
	Total		275,478		Gas fired furnace		3,923
					Shut up roofing. Place new membrane over existing		3,434
					Asphalt shingles. Install new shingles over existing shingles		3,706
CA18P002091c Triggs	Residential kitchen cabinets wall and base/ countertop w/ new sink		8,658		Total		40,387
	Repair/repaint exterior of building		8,000	CA18P002080b	Remodel Kitchens and Bathrooms		60,000
	(CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates		2,000	82nd & Blenders	Upgrade landscaping		10,000
	Section 504 Evaluation repairs and/or modifications		5,000		Gas fired furnace		14,382
	Vacant Unit Rehab/Prep		10,000		Replace aluminum gutters and downspouts		8,461
	Total		23,658		Total		90,843
				CA18P002090	Replace smoke detectors	10	5,000
				Woodcrest II	Replace wrought iron back doors		3,500
					Replace interior/exterior doors		15,000
					Replace ranges & hoods	10	10,000
CA18P002097 Monica Manor	Paint existing stucco one coat, spray, medium prep work		6,816		Asphalt shingles. Install new shingles over existing shingles		18,882
	(CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates		2,000		Replace aluminum downspouts		3,183
	Section 504 Evaluation repairs and/or modifications		5,000		Replace aluminum gutters		13,857
	Exterior door replacement		20,000		Replace vinyl tile		75,844
	Vacant Unit Rehab/Prep		10,000		Residential kitchen cabinets wall and base		49,288
	Replace gas water heater, residential 30 gal		5,181		Total		171,898
	Replace vanity cabinet, counter and sink		3,576	CA18P002091a	Replace windows		50,000
	Residential kitchen cabinets wall and base/ countertop w/ new sink		20,866	1115/1116 W 80th	Remove palm tree		5,000
	Total		73,339		Gas wall heater 24MBH		34,059
					Replace windows and doors		63,104
CA18P002107a Jarvis	Repair and seal concrete		10,000		Replace aluminum gutters and downspouts		22,659
	Replace electrical enclosures doors		8,000		Replace water heater, commercial 100 gal		17,982
	(CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates		6,000		Total		182,804
	Section 504 Evaluation repairs and/or modifications		20,000	CA18P002091b	Replace smoke detectors		1,000
	Common area floor covering		20,000	Carmella	Replace kitchen cabinets & countertops and floor tile		16,000
	Upgrade irrigation		20,000		Replace ranges/range hoods		1,500
	Vacant Unit Rehab/Prep		20,000		Gas wall heater 24 MBH		3,784
	Gas fired furnace		32,897		Paint existing stucco one coat, spray, medium prep work		3,114
	Replace vanity cabinet, counter and sink		16,091		Replace gas fired residential 40 gallon water heater		2,800
	Residential kitchen cabinets wall and base/ countertop w/ new sink		102,888		Total		27,188
CA18P002107b 1827 E. 84th St.	Total		284,898	CA18P002091c	Replace smoke detectors	4	2,000
				Triggs	Abate for asbestos and replace floor tile		50,000
					Replace irrigation system		10,000
					Roof and gutter replacement		50,000
					Range		2,070
					Gas wall heater 24 MBH		7,588
					Total		121,839
				CA18P002097	Replace all windows and coverings		84,000
				Monica Manor	Lighting retrofit all areas (EPC)		16,000
					Replace vinyl tile		117,037
CA18P002124a-b 1238-40 W. 106th St. 1067 W. 106th St.	Residential kitchen cabinets wall and base		84,179		Range		9,855
	Replace exterior doors		5,000		Fire alarm panel addressable, with voice		13,369
	(CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates		4,000		Built up roofing. Total roof replacement		30,113
	Section 504 Evaluation repairs and/or modifications		10,000		Asphalt shingles. Removal and replacement of shingles		24,891
	Vacant Unit Rehab/Prep		10,000		Total		304,488
	Replace forced air heaters		2,000	CA18P002107a	Replace vinyl tile		10,000
	Replace wrought iron door gate and fencing		5,000	Jarvis	Asphalt shingles. Install new shingles over existing shingles		10,000
	Remodel bathrooms		20,000		Total		20,000
	Residential kitchen countertop w/ new sink		13,688	CA18P002107b	Asphalt shingles. Install new shingles over existing shingles		4,203
	Residential kitchen countertop, plastic laminate		12,002	1827 E. 84th St.	Duct coil, 1 row, hot water		6,290
CA18P002127a-b-c ATHENS	Replace gas fired residential 40 gallon water heater		18,200		Range		2,070
	Total		182,288		Replace windows		27,877
					Replace vinyl tile and sheet		15,850
					Total		52,898
				CA18P002124a-b	Replace smoke detectors		8,500
				1238-40 W. 106th St.	Replace sub floors/VCT/tair tread		182,500
				1067 W. 106th St.	Gas fired furnace 45 MBH no AC		19,484
					Replace aluminum window operable		63,363
					Section 504 Evaluation repairs and/or modifications		20,000
					Total		271,847
CA18P002127a-b W Imperial	Paint existing stucco one coat, spray, medium prep work		18,618	CA18P002127a-b-c	Rehab to inc roof, unit flooring, windows and kitchen bathroom remodel		290,000
	Replace mailboxes		4,000	ATHENS	Gas fired furnace 45 MBH no AC		14,858
	(CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates		4,000		Total		374,858
	Section 504 Evaluation repairs and/or modifications		30,000				
	Vacant Unit Rehab/Prep		20,000				
	Range		4,141				
	Replace gas fired residential 40 gallon water heater		12,800	CA18P002122a-b	Rehab to inc roof, windows, kitchen and bathroom remodel		180,000
	Replace vinyl tile		60,323	W Imperial	Gas fired furnace 45 MBH no AC		6,995
	Total		144,880		Total		186,995
CA18P002138 11248 S. Budlong	Replace vanity cabinet, counter and sink		4,470				
	Replace mailboxes		2,000		Install clean out and shut off for all units		15,000
	(CPTED) Replace lighting, fencing, pedestrian gates, and motorized gates		2,000	CA18P002138	Asphalt shingles. Removal and replacement of shingles		106,918
	Section 504 Evaluation repairs and/or modifications		15,000	11248 S. Budlong	Replace vinyl tile		47,245
	Vacant Unit Rehab/Prep		10,000		Remodel Kitchens and Bathrooms		250,000
	Replace vinyl tile		35,945		Total		481,161
	Total		89,416				

<b>PHA Certifications of Compliance with PHA Plans and Related Regulations</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011</b>
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**PHA Certifications of Compliance with the PHA Plans and Related Regulations:  
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 2014, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.



12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

HACOLA

CA002

PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20\_\_ - 20\_\_

X Annual PHA Plan for Fiscal Years 2014 - 2015

Approved as to form:

JOHN F. KRATTLI

County Counsel

By  Principal Deputy

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

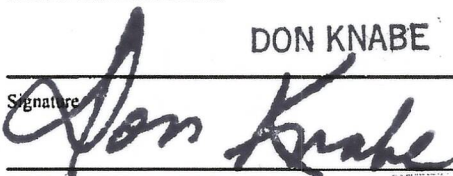
Name of Authorized Official

DON KNABE

Title

CHAIRMAN, BOARD OF SUPERVISORS

Signature



Date

AUG 26 2014

ATTEST: SACHIA A. HAMAI  
EXECUTIVE OFFICER  
CLERK OF THE BOARD OF SUPERVISORS

Previous version is obsolete

By 

Deputy

Page 2 of 2



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